

SMALL LOW-COST HOMES FOR THE SOUTH

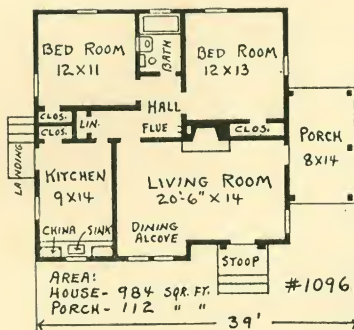


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Leila Ross Wilburn - Architect
305 Peters Building, Atlanta, Georgia

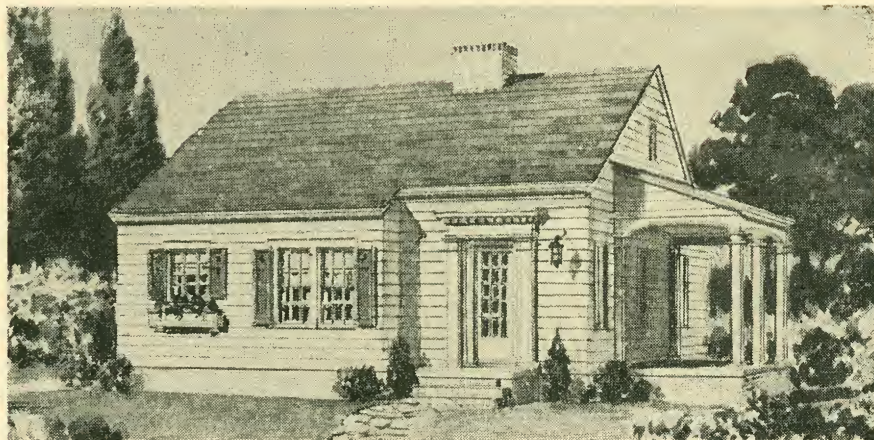
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SMALL LOW-COST HOMES



COMPLETE PLANS AND SPECIFICATIONS
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A small home, but with every detail following true Colonial lines. The entrance door, porch arches, shutters and flower box are to be carefully noted. Though having only four main rooms the house has a five room efficiency. The corner of the living room at the front windows makes a pleasant alcove for such meals as are not served in the kitchen. There are two bed rooms, a large connecting hall and ample closet space. The living room fireplace and the hall heater makes a basement unnecessary.



No. 1096

YOU CAN BUILD-

a small house that is architecturally as correct as a larger one. Here I show 62 designs for homes much smaller than those shown in my previous plan books. Many are for frame construction which is particularly in keeping with the Colonial type. If you do not find a home to fit your needs in "Small Low-Cost Homes" see page 52 for a list of my other plan-books. Designs shown in one book are not repeated in another.

Order Plans From

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Small Low-Cost Homes

A GOOD PLAN SAVES MONEY

The economy, convenience and appearance of a house are largely dependent upon the care and thought that has been employed in designing it. Architects get more room out of the allotted space; the plans "work out," there is room for stairs, the second story fits over the first story; furniture space and closets are provided; you know beforehand how the house will look; you are protected in case of disagreements; building laws are followed; windows and doors are placed so as to give a good exterior appearance.

STOCK PLANS

By using stock plans the builder in the small town may have a home in as good taste as his city brother. This is my 6th large plan book. The books have given prospective home builders photos and plans in such a way that they could select a design. The houses shown are not copies of other Architects' work, I have personally designed each house. To enable me to present a wide variety of ideas I have visited numerous cities from the Atlantic to the Pacific, always with my kodak and sketch pad along; I have bought every magazine and plan book I could hear of, therefore I feel that I am able to give you an interesting selection of ideal home designs for the present day. Being a woman I feel that I know the little things that should go in it to make living in the house a pleasure to the entire family. On the plans the room sizes indicate inside measurements. In this book I have also shown the area of each house; this will be of service in comparing the sizes of the houses. Also, I have had the floor plans reduced in the same proportion so, even at a glance, you can sometimes tell which design will be the most economical. The price I ask for these stock plans is far below their value if I sold but one copy, but by selling many of each design, you get a plan drawn with all the care of a special design at a greatly reduced price.

REVERSE PLANS

This means that all rooms, porches, etc., shown on the left will be on the right, and all on the right will be on the left; everything is reversed. Plans are redrawn so that the lettering reads correctly. Note that plans can be reversed when looking over designs. Sometimes the reversed plan will be "just the one" when the plan as shown would not do at all.

CONSTRUCTION COSTS

In a book that is to be given distribution through a wide territory it is impossible to give any information regarding the cost of building. I have given the area of each house. Get your contractor to give you the local cost per square foot for such a house as you desire, and in that way you can get a fair estimate of the cost. The only accurate way is to get the working plans and have your contractor make a bid. If the cost runs too high the plan will be exchanged within two weeks of date order was shipped for one that will cost less.

SPECIAL PLANS

Sometimes slight changes are desired. If you have a good contractor the changes may be marked on the blueprint and you can use the stock plan. However, if the changes wanted are extensive, complicated or you want something entirely different it will be necessary to have new plans drawn.

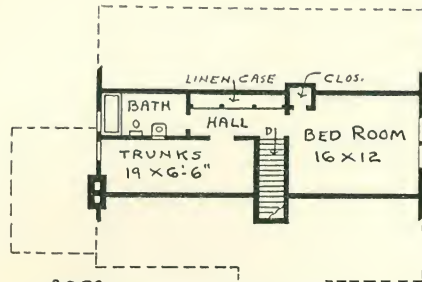
I take special pride in my new plans, draw every line myself, therefore I can take orders for only a limited number of such plans. My idea is, not how many I can furnish, but how good I can make those that I do furnish. As to the cost of new plans, specifications and lists the price is usually four times the cost of a stock plan of similar size and construction. You are furnished with three copies of everything. For special plans pencil sketches are sent you for your criticism and correction, the final plans are not completed until sketches meet your approval.

PAYMENT

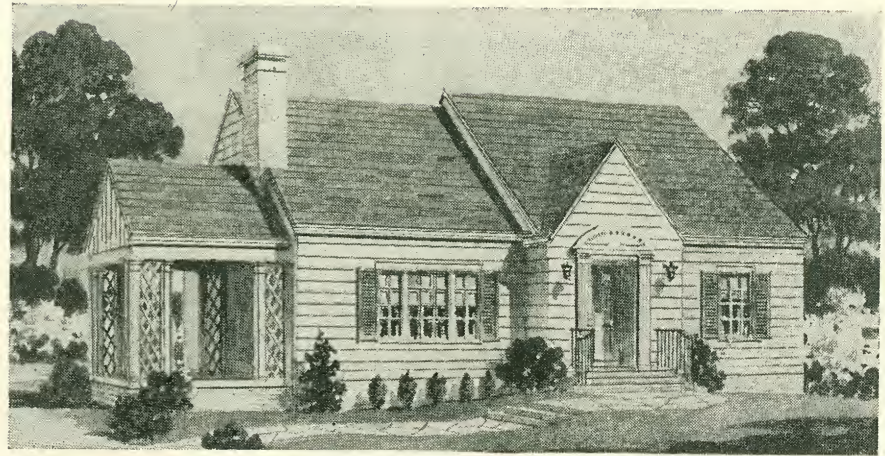
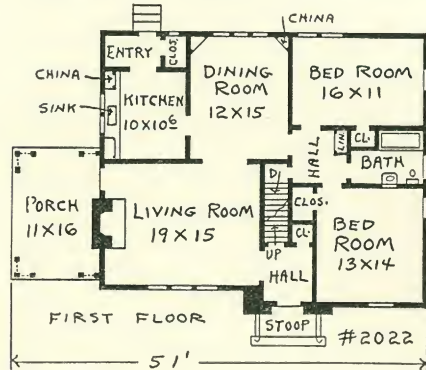
Money order or personal check should accompany all orders for ready drawn plans. No plans will be sent with bill for same. If so ordered, plans will be sent by express C. O. D. with privilege of examination. If check does not accompany order plans will be sent parcel post C. O. D.

Small Low-Cost Homes

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AREA:-
 FIRST FLOOR - 1306 SQR. FT.
 SECOND FLOOR - 540 " "
 PORCH - 176 " "



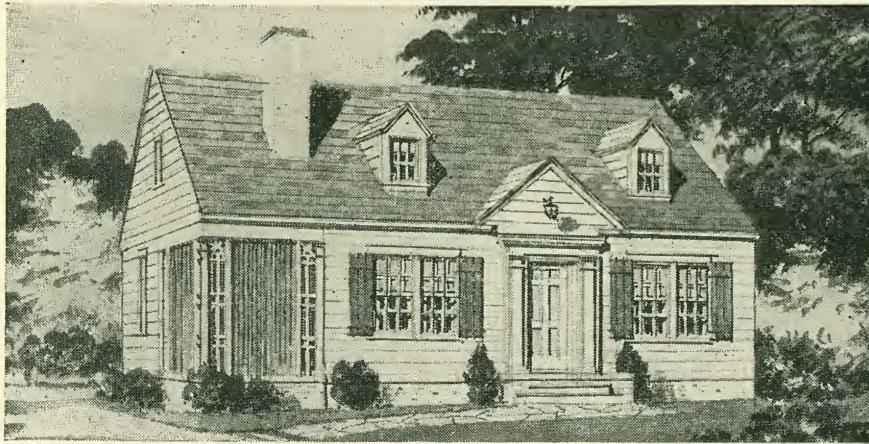
No. 2022

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The entrance with its lanterns and iron railing, the lattice work at the grouped porch columns, and the different roof levels all take this house "out of the ordinary." There is an air of dignity and refinement made so by the proper use of white shingled walls, green shutters and black composition roof. The entrance hall makes possible the use of the second floor as an efficiency apartment. Many will like the corner bed rooms and numerous closets. A hot air furnace heats the entire house.

Small Low-Cost Homes

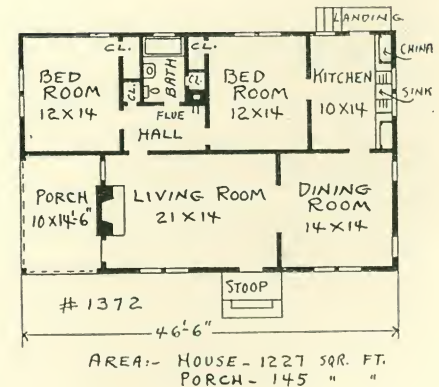
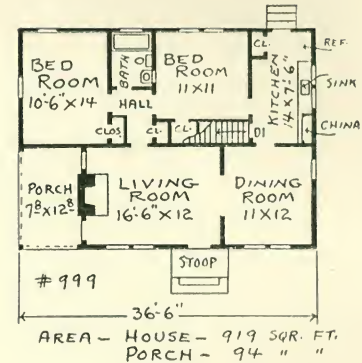


No. 999 and No. 1372

With Either Floor Plan Shown on This Page

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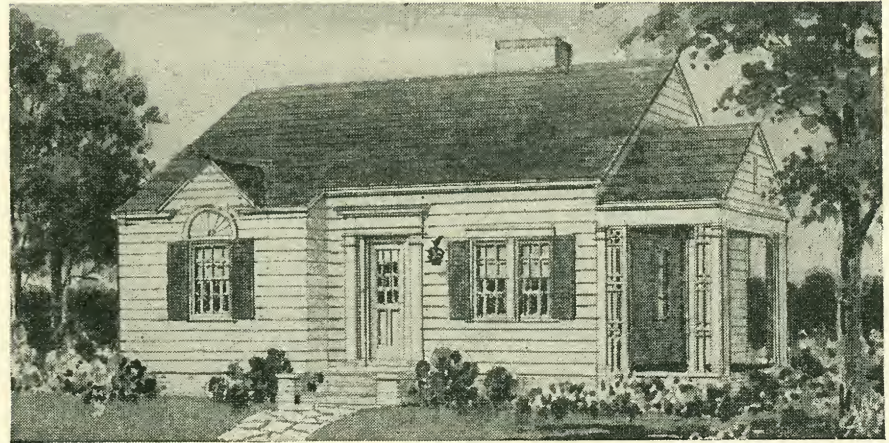
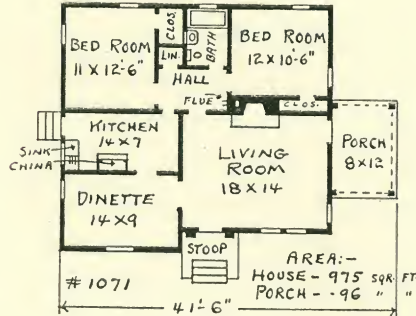
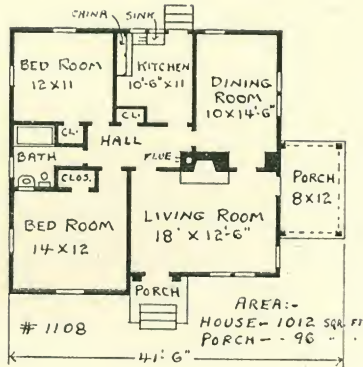
Here is a design that will make an excellent investment if built to sell as it has a pleasing exterior and plan. The house is simple in design with consequent low construction cost. The attractive front door with the gable above, shutters, porch trellis and roof dormers are features of interest. Two floor plans are shown with practically the same arrangement; the lower one, however, has much larger rooms. The upper plan has hot air furnace in the basement while the lower one has a flue for a hall heater.



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No. 1108 and No. 1071

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A charming and inviting home. The fact that a house is small does not keep it from being designed with architectural correctness. The front door detail, fan and small gable at the front projection, shutters and trellis work, all add to the attractiveness. Two floor plans are offered and in both the rooms are compactly arranged around a center hall. This gives room for a heater, making a basement unnecessary. The corner bed rooms will be found comfortable. The kitchen is not large but the wall space gives room for all fixtures.

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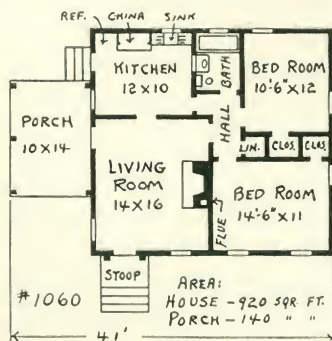
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No. 1060



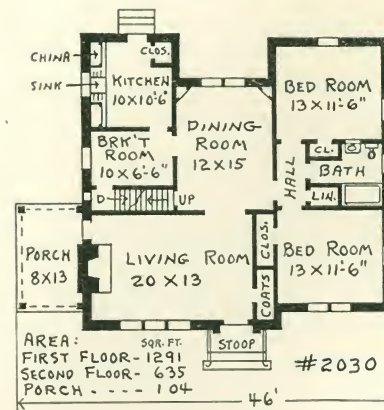
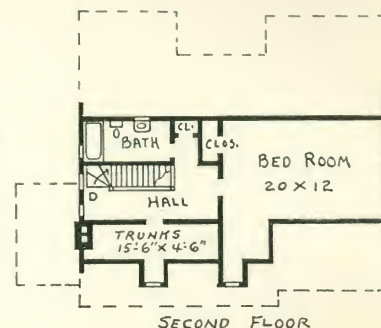
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In this Cape Cod type house the formal entrance, wide white board walls, green shutters and grey roof combine to form a low-cost house of architectural merit. The one chimney is all that is necessary in the way of heat, a flue being provided for the front bed room.

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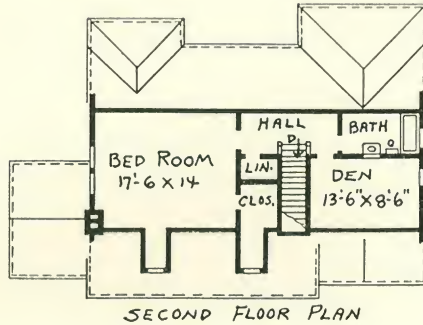
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(See Front on Opposite Page)

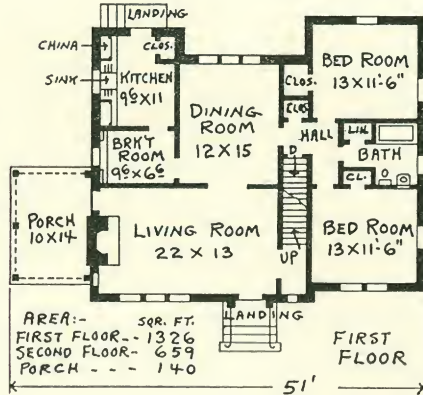
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SECOND FLOOR PLAN

#2125



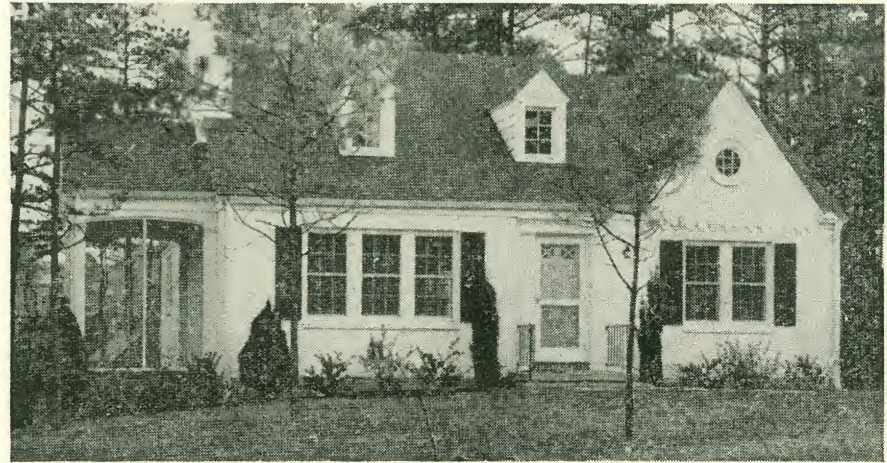
FIRST FLOOR

AREA:-
FIRST FLOOR--1326
SECOND FLOOR--659
PORCH --- 140

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No. 2030 on opposite Page No. 2125 on this Page

With Either Floor Plan

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So many people like the front of this house that I am showing two floor arrangements for it. The front gable, roof dormers, and front door trim are features of particular interest. The second floor rooms may be left to be finished at a later date. Hot air furnace in the basement. The first story walls of brick painted white, side gables of wide boards and roof of asphalt shingles.

A black and white photograph of a small, single-story cottage. The house features a gabled roof with a large, prominent stone chimney on the right side. The exterior walls are covered in horizontal siding. There are three windows visible, each with dark shutters. A small porch with a flat roof is attached to the right side of the house. The house is surrounded by trees and shrubs, with a large tree on the left and a smaller one on the right. The overall style is that of a vintage postcard or a historical photograph.

The stone chimney is the feature of this five room house. The green roof and shutters contrast well with the white shingle walls and grey stone. The five rooms are very much larger than the average and are conveniently placed. The living room has windows on three sides. With the dining room directly back of the living room a good view of the rear garden is obtained at meal times. A small hall connects bed rooms and bath. The basement takes care of the hot air furnace. Attic stairs give easy access to storage space in the roof. The living porch is of extra size and will be enjoyed where there are a number of visitors.

Floor plan of a single-story house. The layout includes a front porch (11'6" x 18") leading into a living room (22 x 16). To the left of the living room is a bedroom (16 x 13'-6"). Behind the living room is a dining room (16 x 15), which has a coat closet and a bookshelf. To the right of the dining room is a kitchen (12 x 11'-6") with a china cabinet and a sink. Behind the dining room is another bedroom (16 x 13'-6") with a closet. To the left of the second bedroom is a bathroom and a linen hall. A central hallway connects the bedrooms and bathroom to the living and dining areas. A back porch is accessible from the kitchen area. The overall dimensions of the house are 51' wide by 31' deep.

AREA:-
HOUSE - 1590 SQR. FT.
PORCH - 201 " "

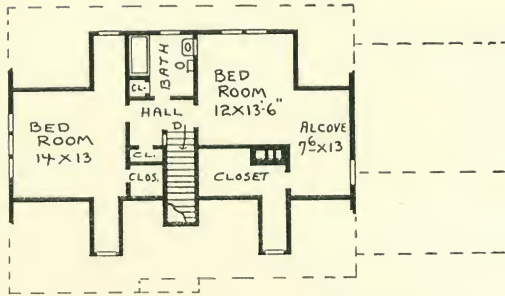
#1791

51'

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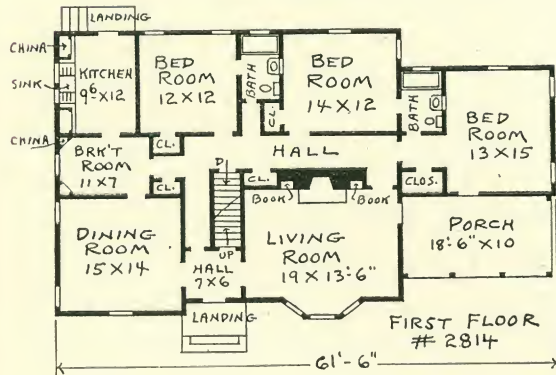
SECOND FLOOR
2814

AREA:-

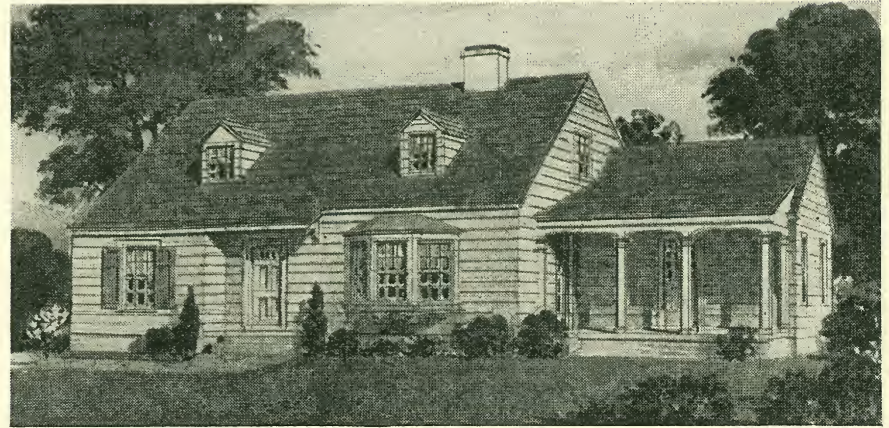
FIRST FLOOR- 1789 SQR. FT.

SECOND FLOOR- 840 " "

PORCH - - - 185 " "



FIRST FLOOR
2814



No. 2814

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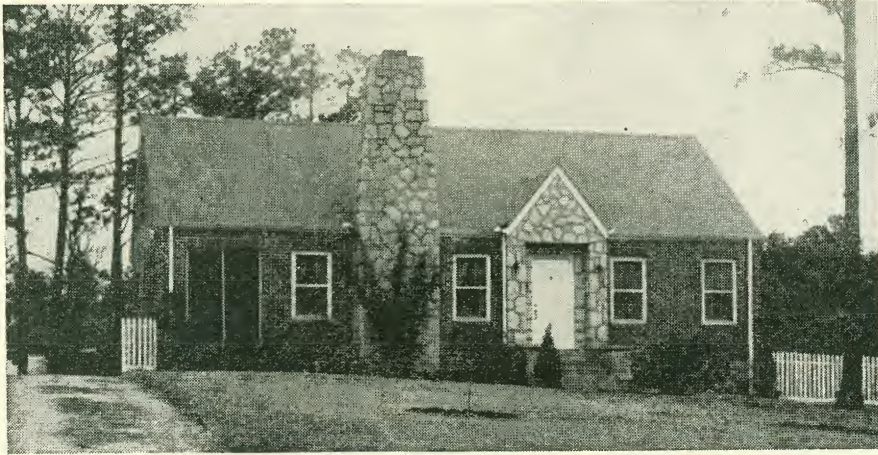
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Wide white board walls, grey shutters and a black roof give this attractive home a clean-cut appearance. Attention is called to the effective front entrance, bay window, porch arches and well placed dormers. The stair is placed so that the second floor could be rented as a small apartment. The living room is made attractive by book cases at each side of the fireplace and the bay window opposite. In the basement will be found the steam heating plant, laundry and servant's toilet.

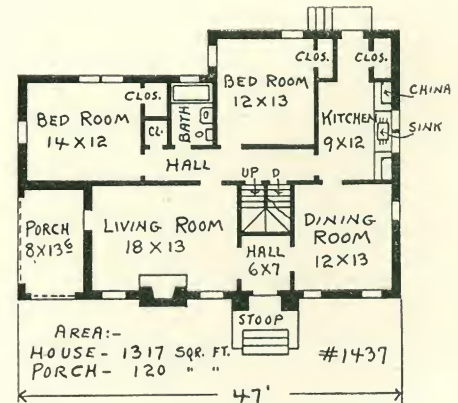
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No. 1437

The exterior walls of red brick are here relieved by the stonework at the chimney and front entrance. Green composition shingle roof and shrubbery form a pleasing contrast. The living room and dining room are connected by the entrance hall. These rooms, together with the porch, cover the entire front of the house. A cross hall connects the kitchen with the two corner bedrooms and bath. The living room fireplace is supplemented by a hot air furnace in the basement. There is attic space for storage purposes at present and future rooms if ever needed. The entire outside wall of the kitchen is taken up by the sink and the built-in cabinets. The opposite wall leaves ample space for refrigerator and stove.

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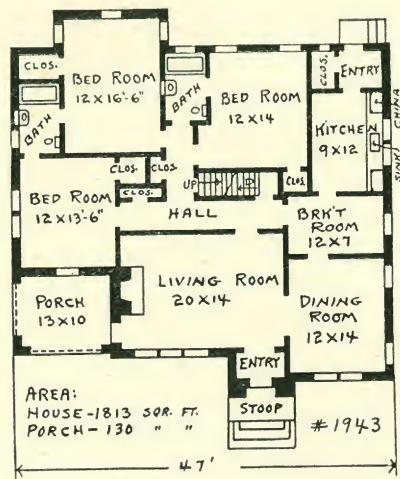
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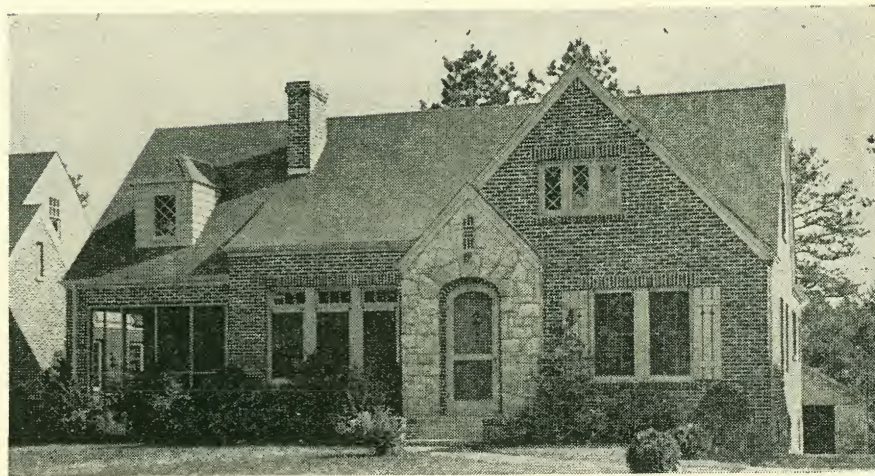
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No. 1943

In this house the main exterior walls are of brick but accent is placed on the front entrance by finishing it with stone. The living room is given an abundance of light by the use of studio windows. The roof is raised over this group of windows and together with the well placed dormer and the front gables form a front of the English type that is very pleasing. The special features of the plan are the front entry, breakfast room, two baths and many closets. The rear entry is large enough for the refrigerator, the store pantry also opens off the entry thus giving extra wall space in the kitchen. In the attic there is height for two future rooms. The steam heating plant is in the basement.

Small Low-Cost Homes



No. 1141 and No. 1242

With Either Floor Plan Shown on This Page

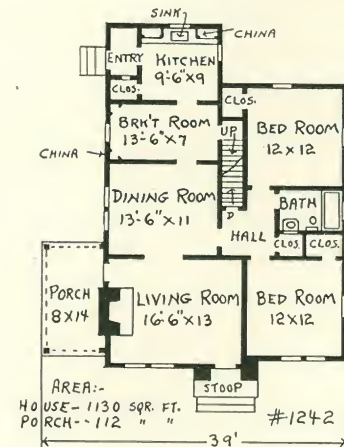
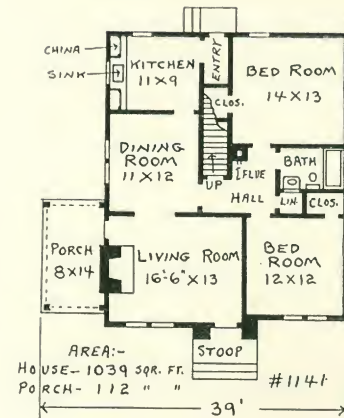
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In this house the front entrance with its recessed doorway and iron rails adds interest to the design. Two floor plans are offered for this front, the larger one having a breakfast room. The steeply pitched roof makes possible two additional rooms on the second floor when they are required.

Order Plans From

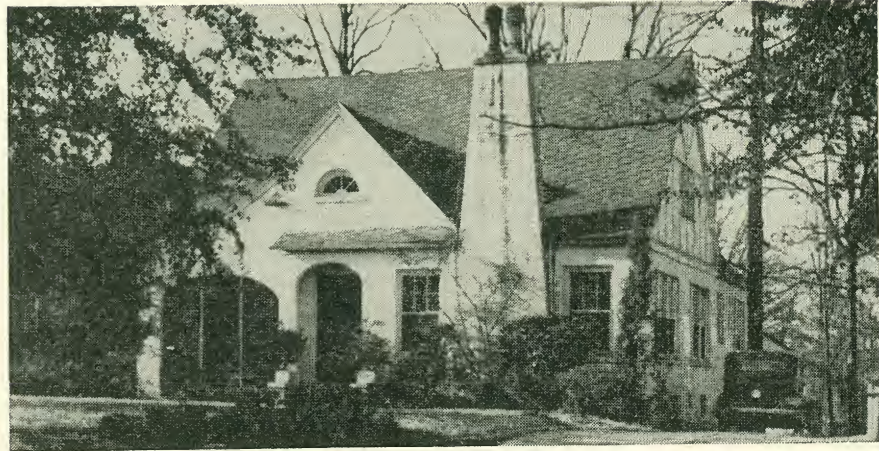
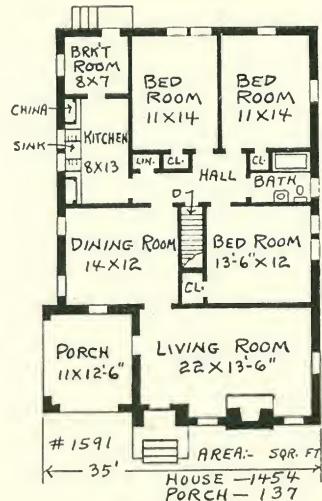
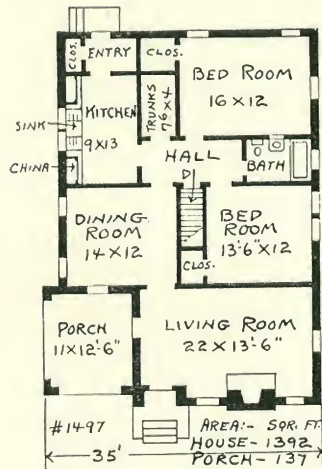
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No. 1497 and No. 1591

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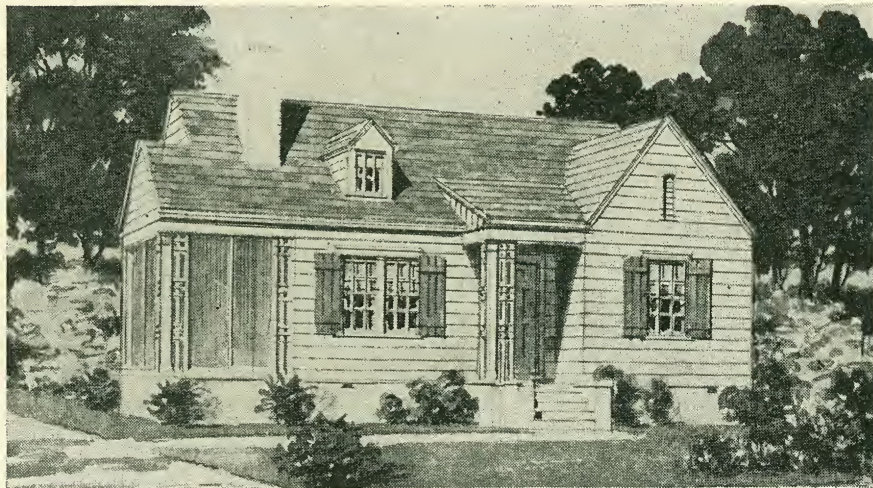
This front has proven to be so popular that I am offering it in both 5 room and 6 room arrangements. The entrance detail, front gable and well placed chimney are the outstanding features. Both floor arrangements call for a basement with a hot air furnace. This is a good design for a 50 foot lot. The small rear hall connects with all rooms.

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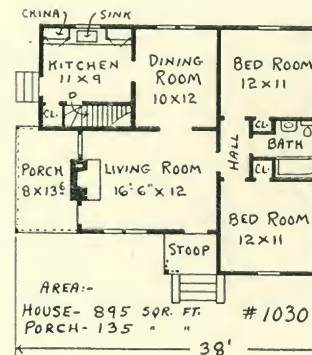
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No. 1030

The roof lines are here so handled that a pleasing variety in form and outline is obtained by the use of simple materials. The trellis work at the columns, wide board walls, contrasting shutters and green roof make an effective exterior. The rooms are compactly arranged, only a very small hall being necessary. The kitchen, cellar steps and storage pantry complete this well laid out plan. The dining room is placed at the rear and gives a good circulation of air thru the house in summer and a pleasant garden view at meal times. The hot air furnace is located in the basement. Corner bed rooms assure ample ventilation.

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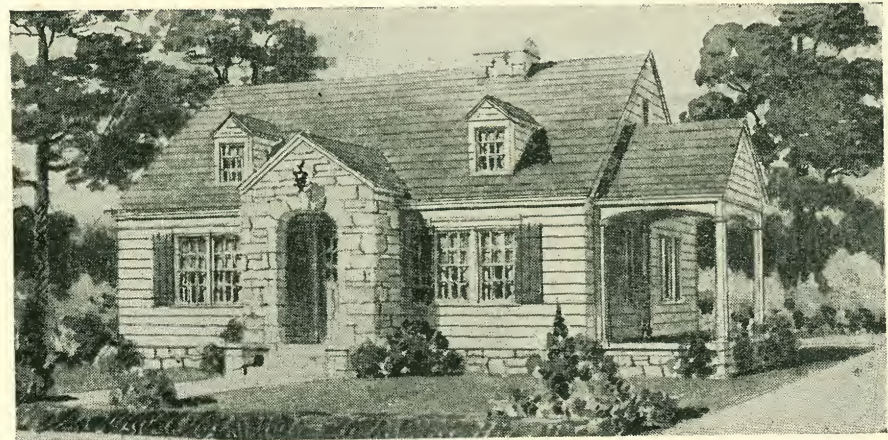
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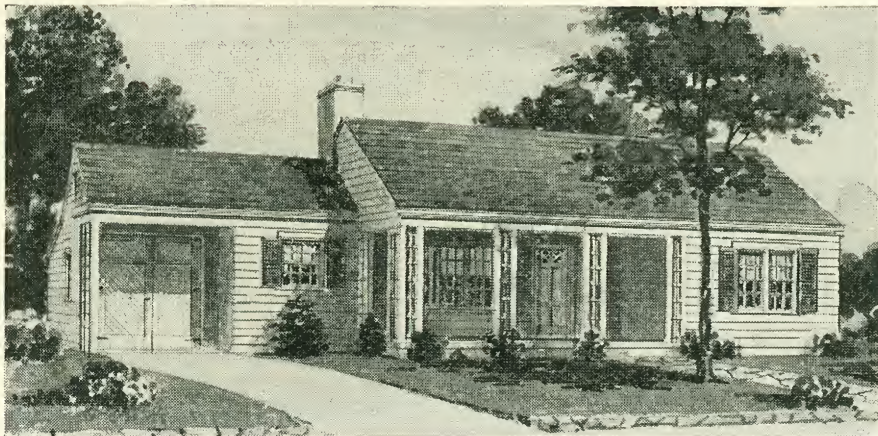


No. 1311

The side porch gives this little five room house a broad effect. Wide white boards, green shutters and black asphalt slate roof combine well with the grey stone of the gabled entrance. The dormers are well placed and give extra roof ventilation. The rooms open up well, the small hall connects the two corner bed rooms with the bath. Closets are large and plentiful. Heat is provided by the living room fireplace, flues in kitchen and dining room and a hot air heating plant in the basement. The kitchen arrangements are good. The outside wall being taken up by china cabinets and the sink. In the rear entry there is space for the refrigerator, and here a provision closet will be found.

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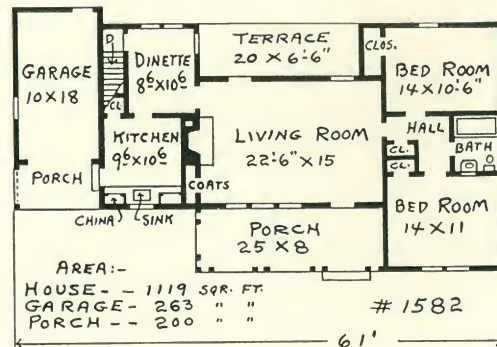
Small Low-Cost Homes



No. 1582

The attached garage adds width and convenience to this plan. Here is a delightful small home which shows the influence of Western ranch houses. The front porch is rather desirable where one is a good distance from the road. This house would look well surrounded by trees. The house is arranged to be a labor-saving and servantless home. It is planned for economy in construction and operation, yet providing every comfort. Features include the large living room, open porch, corner bed rooms. The rear terrace could be made to form a part of the landscaping of the rear garden. The basement takes care of a small steam heating plant. The walls are covered with asbestos shingles and the roof with black composition slate. The trellis work at the porch and garage gives a light touch.

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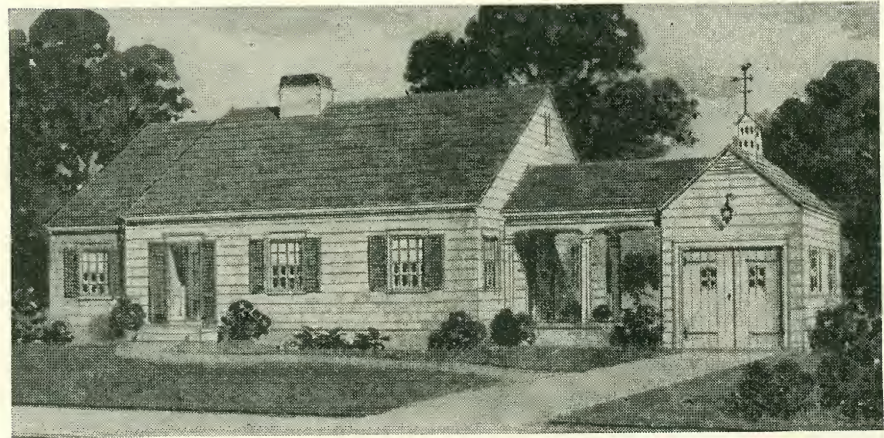
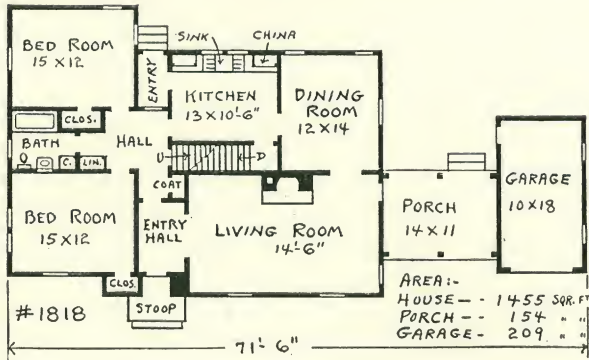
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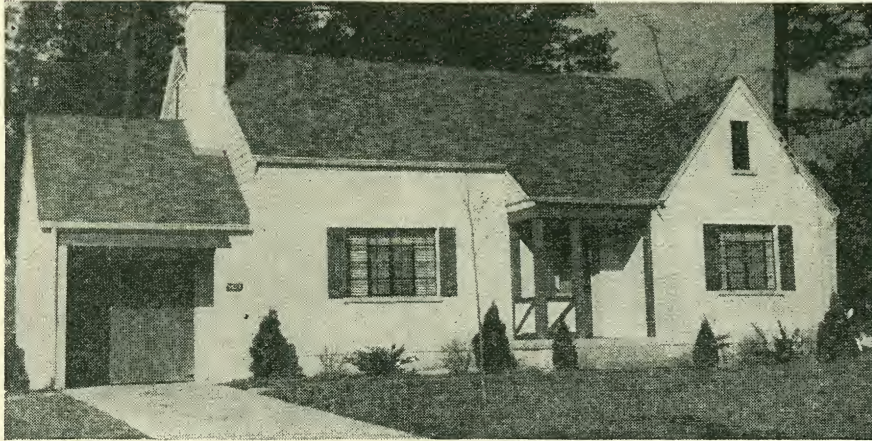
No. 1818

This design has sufficient individuality to attract the most particular home builder. The house is not large but it gains the appearance of great size because of the length contributed by the garage and the connecting porch. The entrance hall will be found a convenience as it gives access to bed rooms and kitchen without disturbing visitors in the living room. Bed rooms get good cross ventilation and are close to the bath. Note the cabinets and good wall space in the kitchen. In the attic will be found good storage space or height for two future bed rooms. The basement stairs open from the kitchen. The hot air furnace, laundry trays and a servant's toilet complete a well arranged basement.

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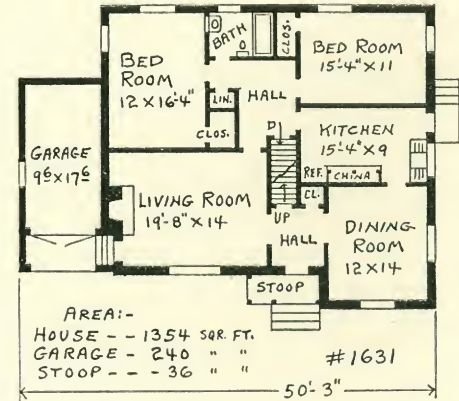
Small Low-Cost Homes



No. 1631

Here the dark brown shutters and posts, black steel windows and forest blend asphalt slate roof contrast sharply with the white brick walls. The feature of the design is the placing of the garage; it adds to the width of the house and the recessed doorway forms protection to the living room side entrance. The front hall gives privacy and connects the living room and the dining room. The attic stair opens from this hall. Rooms may be finished in the roof when finances permit. The rear hall is spacious and connects living room, kitchen, bath and bed rooms. A hot air furnace is located in the basement. If the attached garage was not wanted an open porch could be used instead.

COMPLETE PLANS AND SPECIFICATIONS
(AS SHOWN OR REVERSED) - - \$20.00
EXTRA SETS, PER SET - - - \$ 5.00
LUMBER AND MILL LIST - - - \$ 5.00



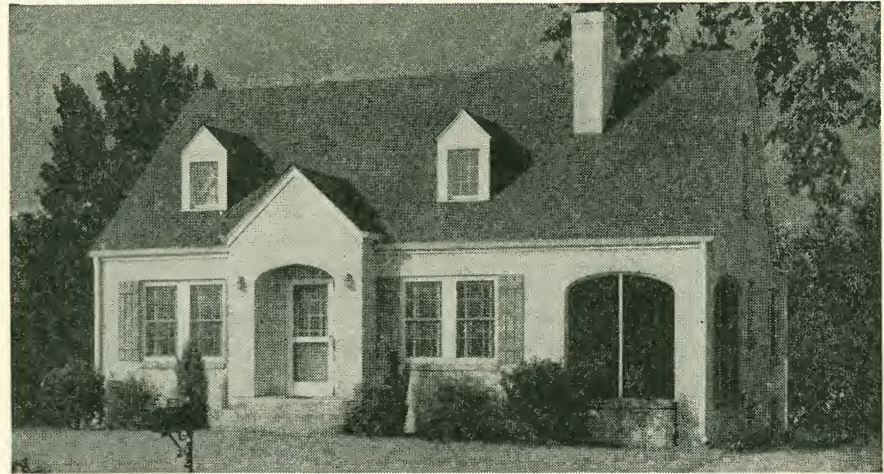
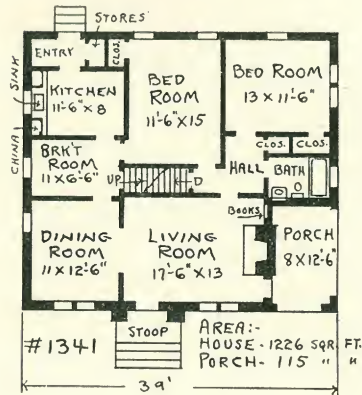
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Small Low-Cost Homes

19

COMPLETE PLANS AND SPECIFICATIONS
(AS SHOWN OR REVERSED) - - \$20.00
EXTRA SETS, PER SET - - - \$ 5.00
LUMBER AND MILL LIST - - - \$ 5.00



No. 1341

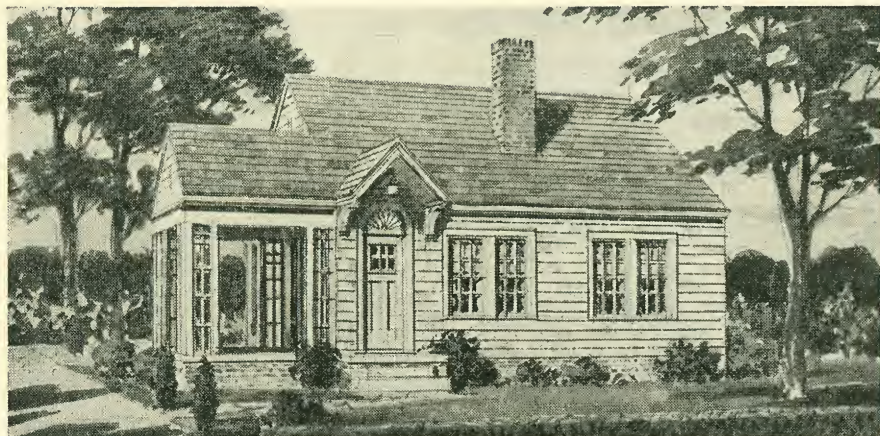
Here is a pleasing design that will make an excellent home for you or a profitable investment if built to sell. The proportions are good; attention is called to the arched doorway and well placed dormers. White brick walls, grey shutters and the black asphalt slate roof form a color scheme that all will approve. The convenience of the breakfast room will appeal to the housewife. The bed rooms are closely grouped around the small hall. There is attic space for storage which can be finished as an additional bed room with its private bath. The basement takes care of a hot air furnace. Living room, dining room and porch take up the front of the house.

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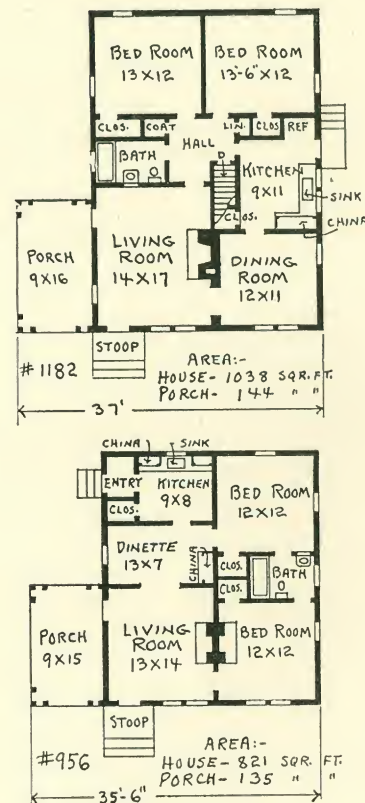


No. 1182 and No. 956

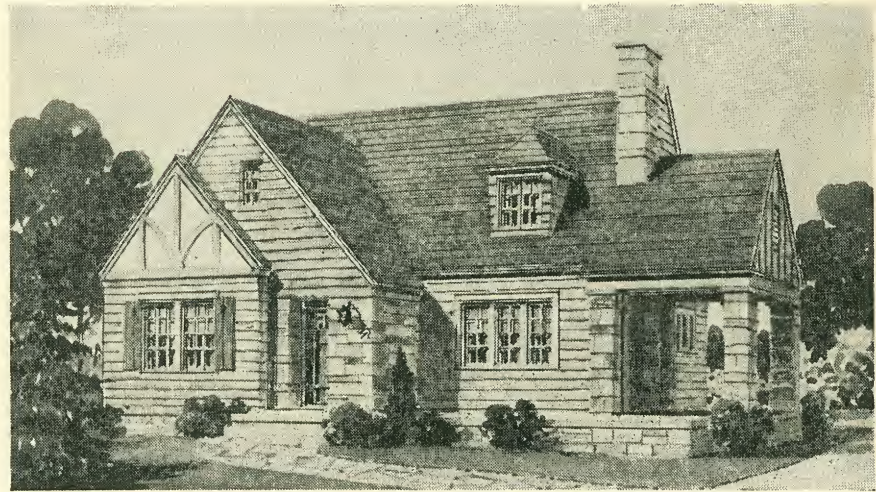
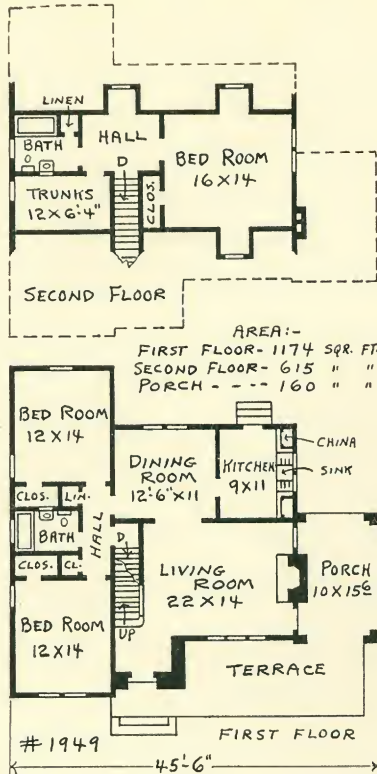
With Either Floor Plan Shown on This Page

COMPLETE PLANS AND SPECIFICATIONS (AS SHOWN OR REVERSED) - \$15.00
 EXTRA SETS, PER SET - - - - - \$ 5.00
 LUMBER AND MILL LIST - - - - - \$ 5.00

A small livable house of good design is here shown. Two floor arrangements are offered, one with a dinette and the other with a regular dining room. The plan will require a comparatively narrow lot. The entrance hood, front door and the trellis work at porch are features to be noted. Fireplaces are provided for the two front rooms in No. 956 while in No. 1182 there is a basement and a hot air furnace.



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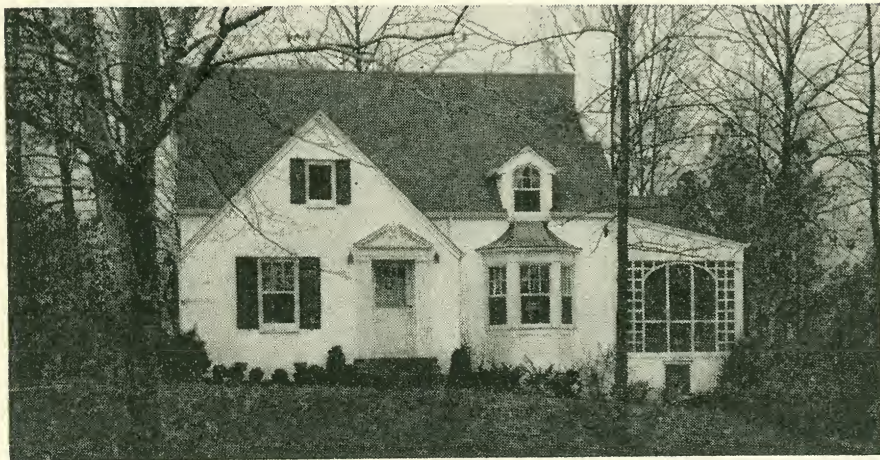
No. 1949

COMPLETE PLANS AND SPECIFICATIONS (AS SHOWN OR REVERSED) - \$20.00
 EXTRA SETS, PER SET - - - - - \$ 5.00
 LUMBER AND MILL LIST - - - - - \$ 5.00

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This English type house will be liked because of the pleasing blending of shingle walls, stucco and half-timber gables, and stonework. The steeply pitched roof with its double gables and dormer, also the shutters set off the design. The stairs land close to the front door making it possible to use the second floor for a separate apartment. The two first floor bed rooms are connected by a small hall. The numerous closets are of extra size. A hot air furnace heats the entire house.

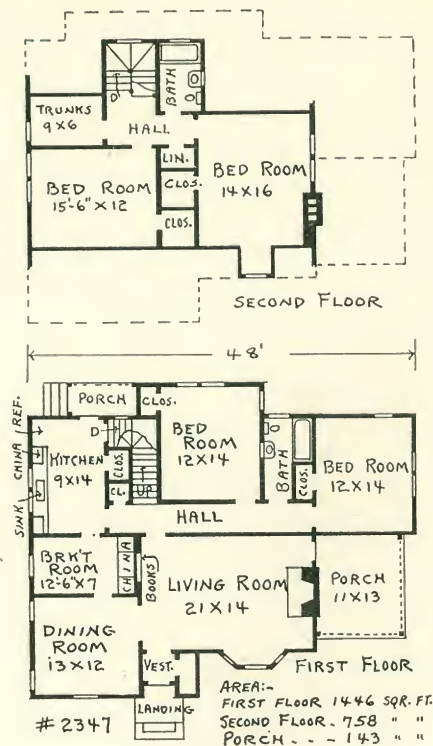
Small Low-Cost Homes



No. 2347

COMPLETE PLANS AND SPECIFICATIONS (AS SHOWN OR REVERSED) - \$25.00
 EXTRA SETS, PER SET - - - - - \$ 5.00
 LUMBER AND MILL LIST - - - - - \$ 5.00

Here is a good solution of getting beauty and individuality into a small home. Noticeable features are the bay window, trellis work at porch, beautiful front entrance, and the unusual dormer. The asbestos shingles on the walls give a pleasing texture and are also fireproof; however wide boards could be used if desired. The rooms are of good size on both floors and there are more than the necessary number of closets. A hot air furnace is located in the basement and heats the entire house.

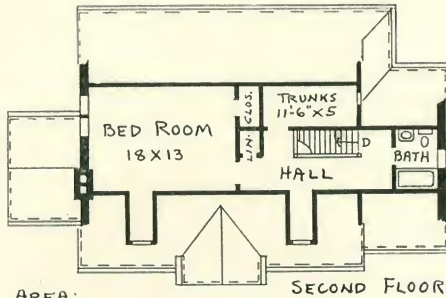


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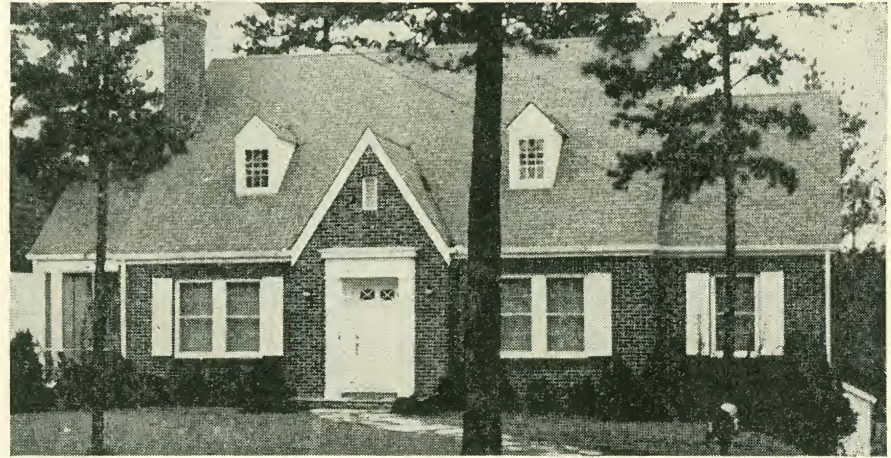
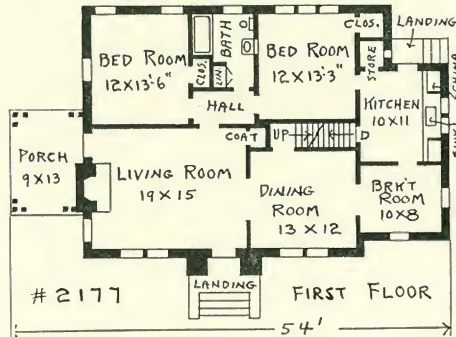
305 Peters Building, Atlanta, Georgia

Small Low-Cost Homes

23



AREA:
FIRST FLOOR- 1444 SQR. FT.
SECOND FLOOR- 616 " "
PORCH - - - 117 " "



No. 2177

COMPLETE PLANS AND SPECIFICATIONS (AS SHOWN OR REVERSED) - \$25.00
EXTRA SETS, PER SET - - - - - \$ 5.00
LUMBER AND MILL LIST - - - - - \$ 5.00

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Red brick walls, green blinds, a black asphalt slate roof and white trim give this house a clean-cut effect. The severe lines are broken by the steep roof at the entrance, the roof dormers and the breaks at porch and bed room wings. A fine vista is obtained across the house by the connecting breakfast room, dining room, living room and porch. On the second floor will be found a large bed room, trunk room and bath. The house is heated by a steam heating plant in the basement.

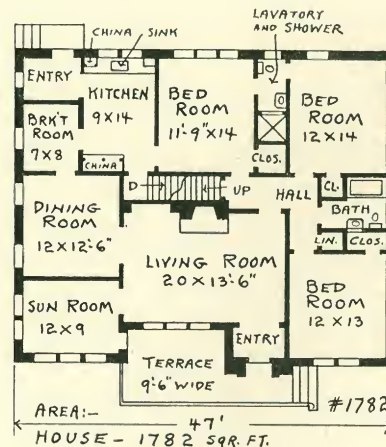
Small Low-Cost Homes



No. 1782

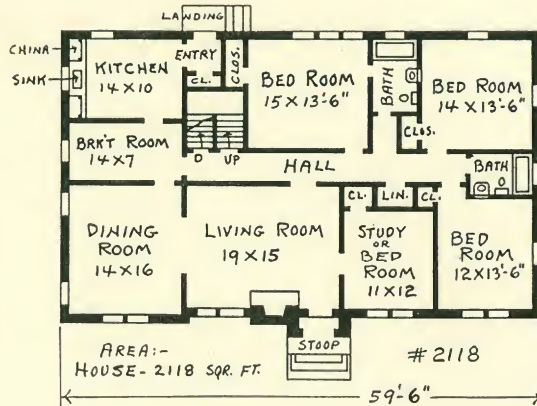
The beautiful front door is the feature of this brick design. The iron railing at the front terrace, dark green shutters and the black asphalt slate roof form a sharp contrast to the white brick walls. The design will appeal to those who prefer a sun room to an open porch. If the sun room is not wanted the space could be used for an open porch without changing the design. The bed rooms are compactly arranged around a small hall. Each bed room connects with one of the two baths. The kitchen, breakfast room and rear entry form a good arrangement. In the roof there is space for two rooms to be finished up later. The basement takes care of the steam heating plant.

COMPLETE PLANS AND SPECIFICATIONS
(AS SHOWN OR REVERSED) - - \$25.00
EXTRA SETS, PER SET - - - \$ 5.00
LUMBER AND MILL LIST - - - \$ 5.00

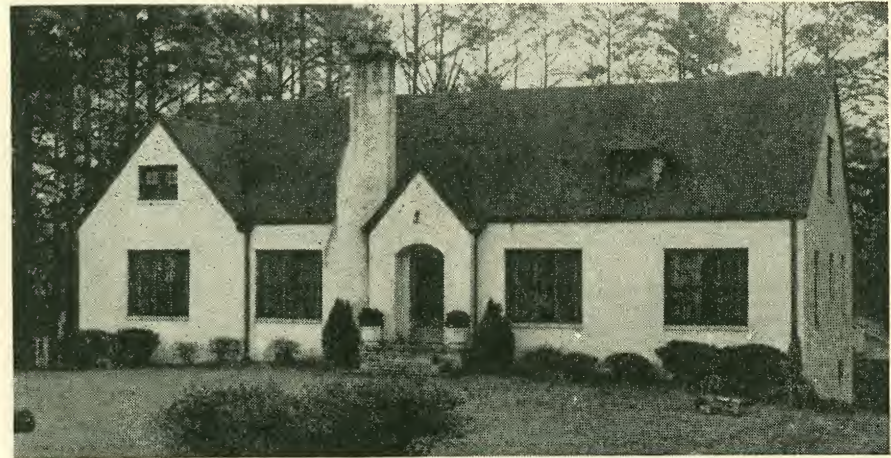


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COMPLETE PLANS AND SPECIFICATIONS
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EXTRA SETS, PER SET - - - \$ 5.00
LUMBER AND MILL LIST - - - \$ 5.00



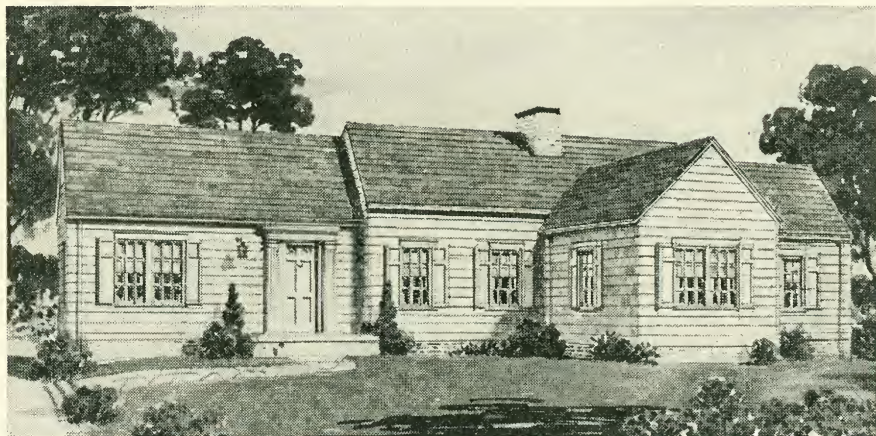
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No. 2118

With its broad face to the road the charm of this house lies in the simple unassuming lines. The dark brown trim and black asphalt slate roof form a marked contrast to the white brick walls. The study is so located that it could form a fourth bed room. The front rooms open up well. The breakfast room is extra large and the kitchen arrangements most complete. A cross hall leads to the three bed rooms and two baths. In the attic there is ample height for two future rooms. The basement takes care of the steam heating plant, laundry trays and the servants' toilet. Should a porch be desired it could be added at the side of the dining room and would add to the good appearance of the house.

Small Low-Cost Homes

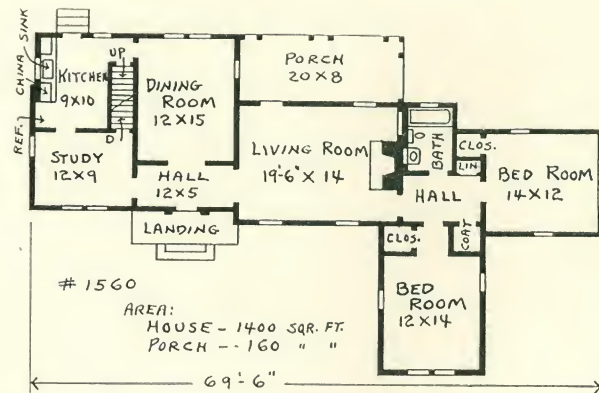


No. 1560

A broad lot will set this house off to the best advantage. Its charm lies in its simplicity. The dominant note is found in the location of the living room which is given ample ventilation by having windows at both front and rear. The large rear porch will afford privacy and be a most desirable location if the rear yard is landscaped. The entrance hall connects the living and dining room with a small room which can be used for a study or breakfast room. The other end of the house takes care of the bed rooms and bath. The numerous closets will be appreciated. The basement is roomy and here is located the steam heating plant. Stairs to attic lead to storage space in the roof.

COMPLETE PLANS AND SPECIFICATIONS

(AS SHOWN OR REVERSED)	- -	\$15.00
EXTRA SETS, PER SET	- - -	\$ 5.00
LUMBER AND MILL LIST	- - -	\$ 5.00



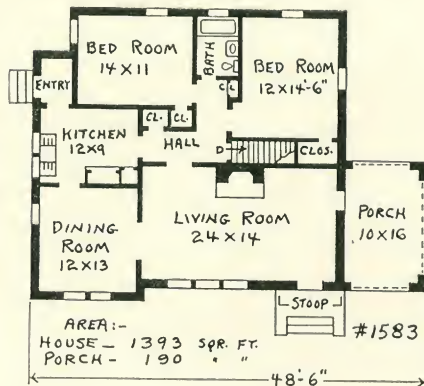
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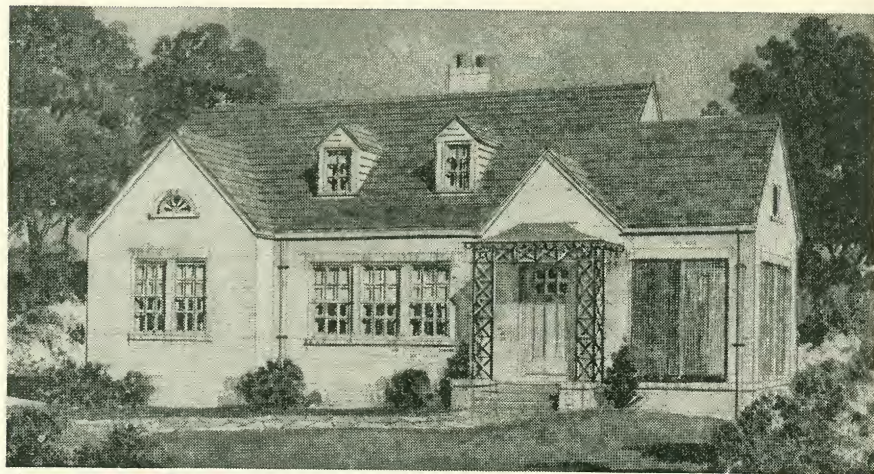
COMPLETE PLANS AND SPECIFICATIONS
(AS SHOWN OR REVERSED) - - \$20.00
EXTRA SETS, PER SET - - - \$ 5.00
LUMBER AND MILL LIST - - - \$ 5.00



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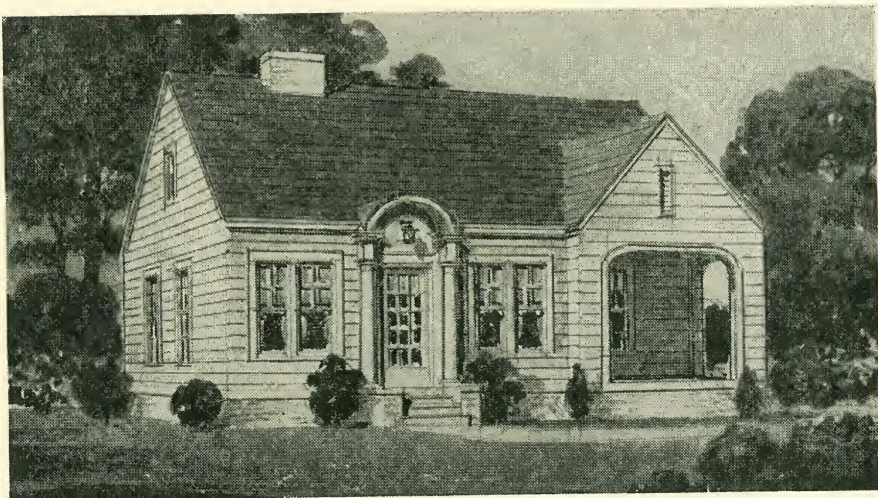
305 Peters Building, Atlanta, Georgia



No. 1583

Quite an unusual effect is obtained by the iron trellis work forming the front stoop. The walls are of common brick painted white. The color scheme is good; black iron work, white walls, bright blue trim and black composition shingles on roof. The dining room, living room and porch take up the entire front. The bed rooms at the rear are convenient to the bath. The basement takes care of a hot air heating plant. Space for the refrigerator will be found in the rear entry. There are two built-in cabinets in the kitchen, one for china and the other for food. The metal cabinet under the sink is for pots and pans.

Small Low-Cost Homes

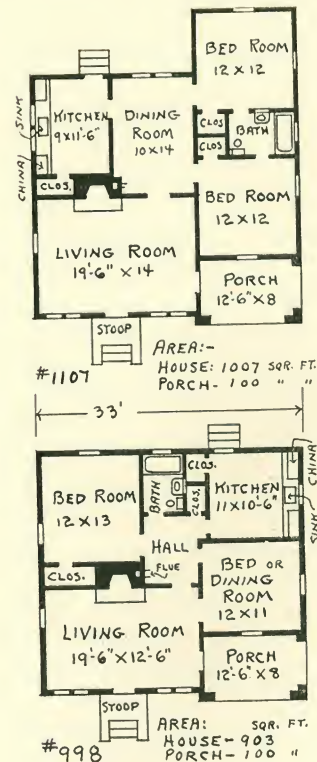


No. 1107 and No. 998

With Either Floor Plan Shown on This Page

COMPLETE PLANS AND SPECIFICATIONS (AS SHOWN OR REVERSED) -	\$15.00
EXTRA SETS, PER SET - - - - -	\$ 5.00
LUMBER AND MILL LIST - - - - -	\$ 3.00

Here is a design for a narrow lot. The separate entrance is made a feature of the front. Two floor arrangements are shown, for four or five rooms. There is no basement needed for either plan as the chimney takes care of a heater in each plan. There is no hall in the five room plan, therefore it would cost very little more to build than the one with four rooms.



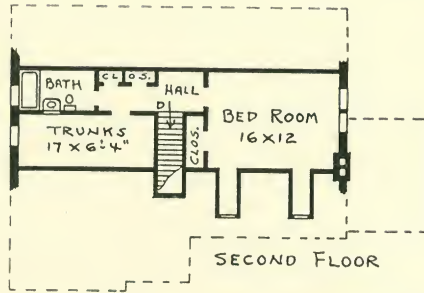
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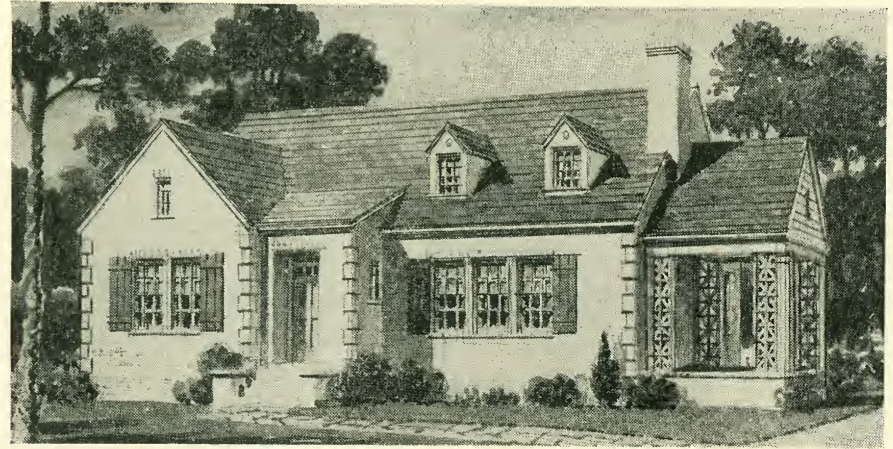
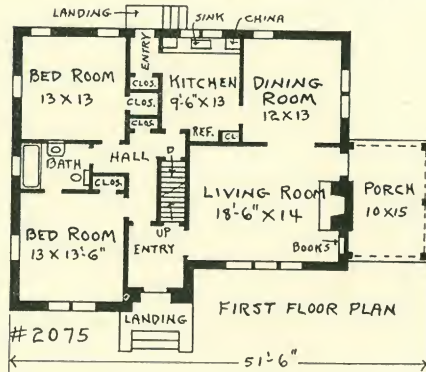
305 Peters Building, Atlanta, Georgia

Small Low-Cost Homes

29



AREA:- FIRST FLOOR-1341 SQ. FT.
SECOND FLOOR- 584 " "
PORCH - - - 150 " "



No. 2075

COMPLETE PLANS AND SPECIFICATIONS (AS SHOWN OR REVERSED) - \$25.00
EXTRA SETS, PER SET - - - - - \$ 5.00
LUMBER AND MILL LIST - - - - - \$ 5.00

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This design will make an excellent investment if built to sell. Having a most attractive exterior, as well as an ideal floor arrangement, it is sure to find favor in the better class sub-division. The varied roof lines, brick treatment at the corners, and window shutters are all good features. There are two corner bed rooms on the first floor. The front entrance hall gives direct access to the second floor which could be used as a small apartment. The hot air heating plant is located in the basement.

Small Low-Cost Homes



No. 1851 and No. 1739

With Either Floor Plan Shown on This Page

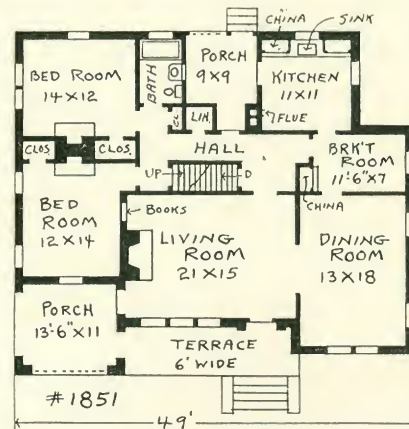
COMPLETE PLANS AND SPECIFICATIONS (AS SHOWN OR REVERSED) - \$25.00
 EXTRA SETS, PER SET - - - - - \$ 5.00
 LUMBER AND MILL LIST - - - - - \$ 5.00

This design is recommended for those who like their rooms all on one floor and do not want a low-roofed house. The dark red brick walls, classic entrance, the roof dormers and gables complete the good effect. The two floor plans give a choice of five or six main rooms. Steam heat is specified. There is attic height for two rooms.

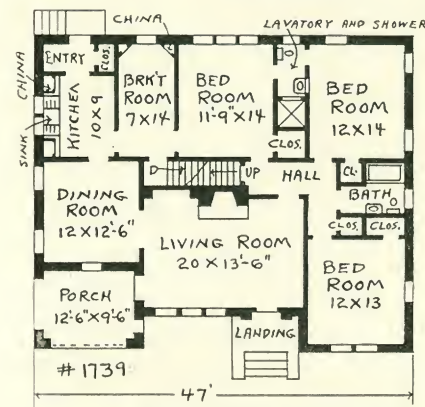
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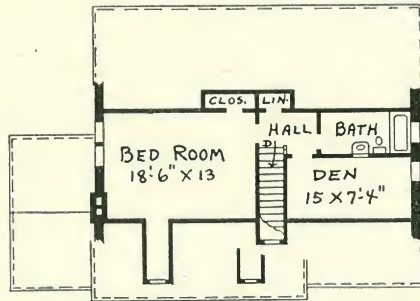
AREA:- HOUSE-1605 SQ. FT.
 PORCHES- 248 " "



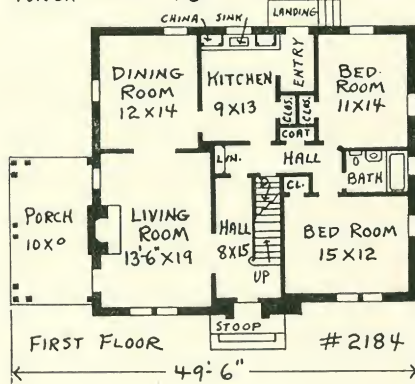
AREA: HOUSE-1616 SQ. FT.
 PORCH- 123 " "

Small Low-Cost Homes

31



AREA:-
 FIRST FLOOR -- 1382 SQR. FT.
 SECOND FLOOR -- 622 " "
 PORCH -- 180 " "



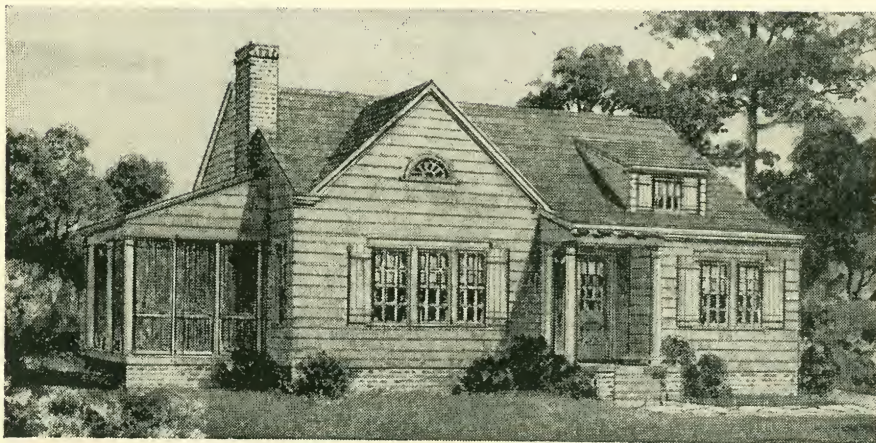
No. 2184

COMPLETE PLANS AND SPECIFICATIONS (AS SHOWN OR REVERSED) - \$25.00
 EXTRA SETS, PER SET - \$ 5.00
 LUMBER AND MILL LIST - \$ 5.00

The charm of this white brick home lies in the simplicity of the lines. Your attention is called to the classic front entrance, different roof levels, and well placed dormers. The entrance hall insures privacy. There are two corner bed rooms on the first floor and the plans call for a large bed room and a den on the second floor. In the basement will be found a hot air heating plant. The front bed room on the first floor could open into the hall and be used for a library.

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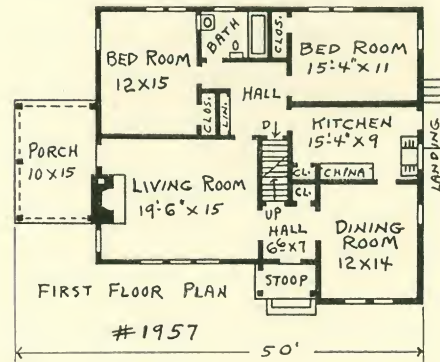
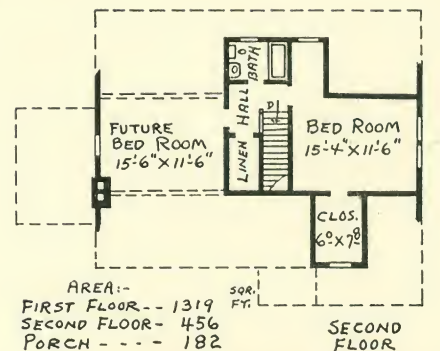
Small Low-Cost Homes



No. 1957

COMPLETE PLANS AND SPECIFICATIONS (AS SHOWN OR REVERSED) - \$20.00
 EXTRA SETS, PER SET - - - - - \$ 5.00
 LUMBER AND MILL LIST - - - - - \$ 5.00

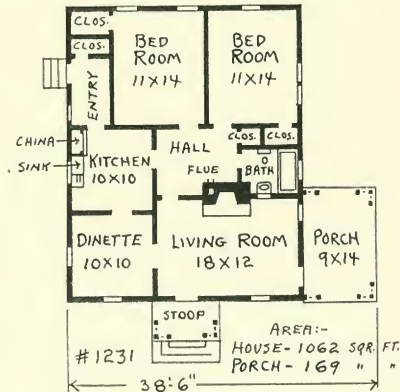
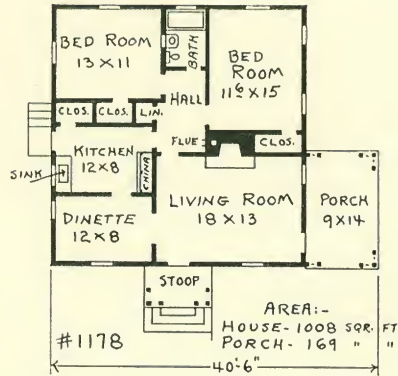
The irregular lines of this Colonial house are quite "out of the ordinary." The handling of the entrance stoop is good, and the half circle gable sash adds a light touch. The front hall gives access to the second floor. Only one room is shown to be finished in the roof but a second room is outlined, to be completed when needed. On the first floor the small rear hall connects bed rooms, bath, kitchen and living room. The house is heated by hot air.



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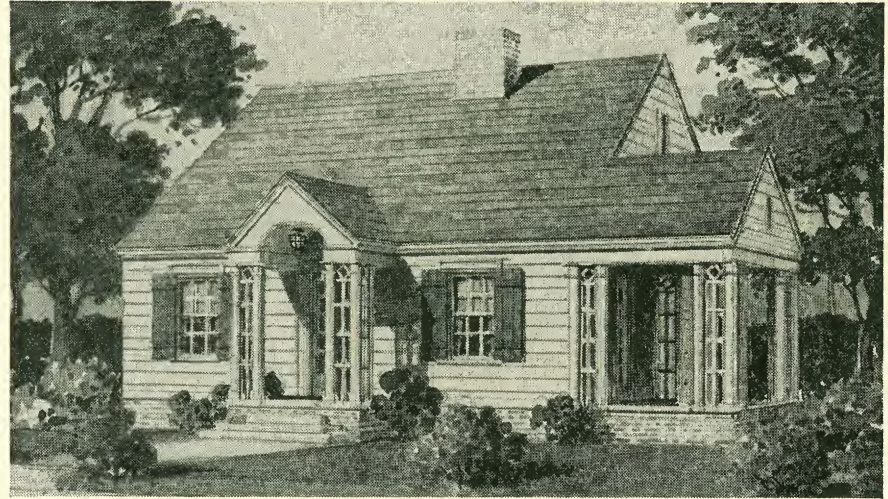
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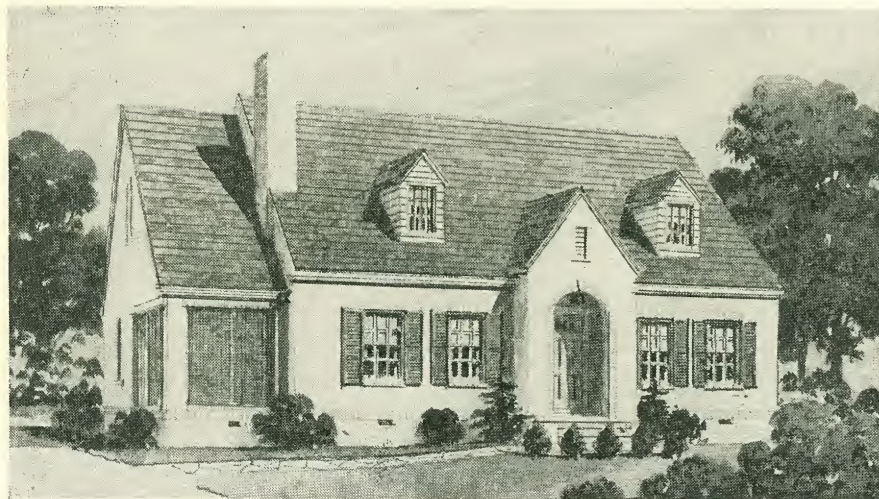
No. 1178 and No. 1231

With Either Floor Plan Shown on This Page

COMPLETE PLANS AND SPECIFICATIONS (AS SHOWN OR REVERSED) -	\$15.00
EXTRA SETS, PER SET - - - - -	\$ 5.00
LUMBER AND MILL LIST - - - - -	\$ 5.00

The good proportions and the careful detailing of this small Colonial home puts it in a class by itself. The trellis work at the columns, the shutters and the entrance arch give distinction to a house of square outline and simple roofing. Two floor arrangements are offered and both are designed to utilize every foot of space to the best advantage. The living room fireplace and the hall heater make a basement unnecessary.

Small Low-Cost Homes



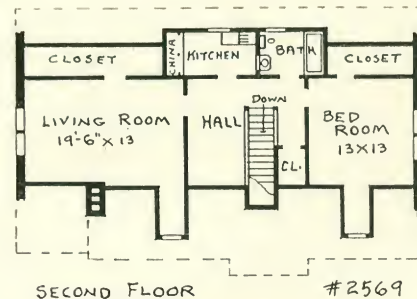
No. 2569

COMPLETE PLANS AND SPECIFICATIONS (AS SHOWN OR REVERSED) - \$30.00

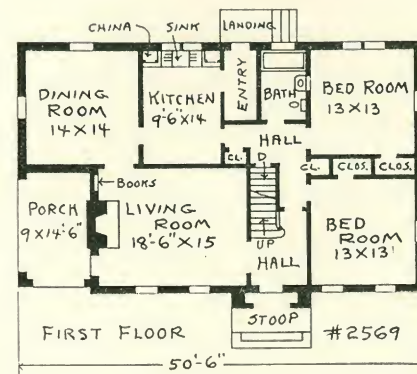
EXTRA SETS, PER SET - - - - - \$ 5.00

LUMBER AND MILL LIST - - - - - \$ 5.00

This house was designed to be used by two families until the owner needed the entire house. The first floor apartment would enter thru the porch, leaving the front entrance private for the upper floor. The basement takes care of a hot air furnace which heats the entire house. The exterior walls are of brick painted white and contrast well with the dark green shutters and black asphalt slate roof. The dormers relieve the roof and give cross ventilation to the second floor rooms.



AREA:-
FIRST FLOOR - 1450 SQR. FT.
SECOND FLOOR - 988 " "
PORCH - - - - - 131 " "



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Small Low-Cost Homes

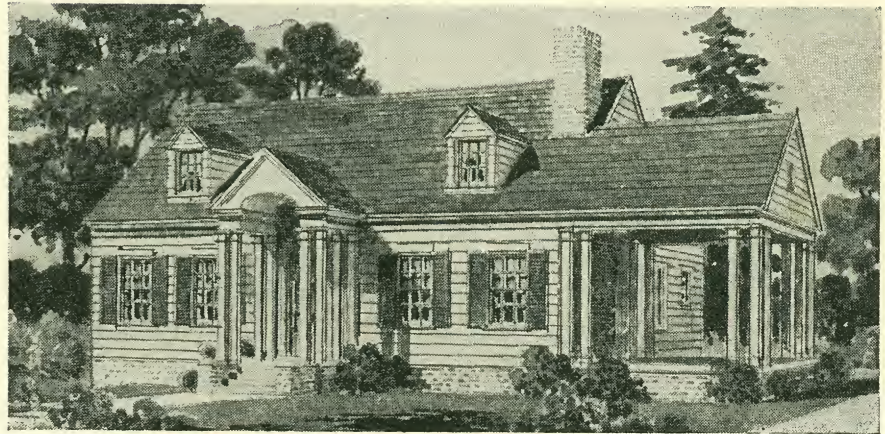
35

COMPLETE PLANS AND SPECIFICATIONS
(AS SHOWN OR REVERSED) - - \$15.00
EXTRA SETS, PER SET - - - \$ 5.00
LUMBER AND MILL LIST - - - \$ 5.00



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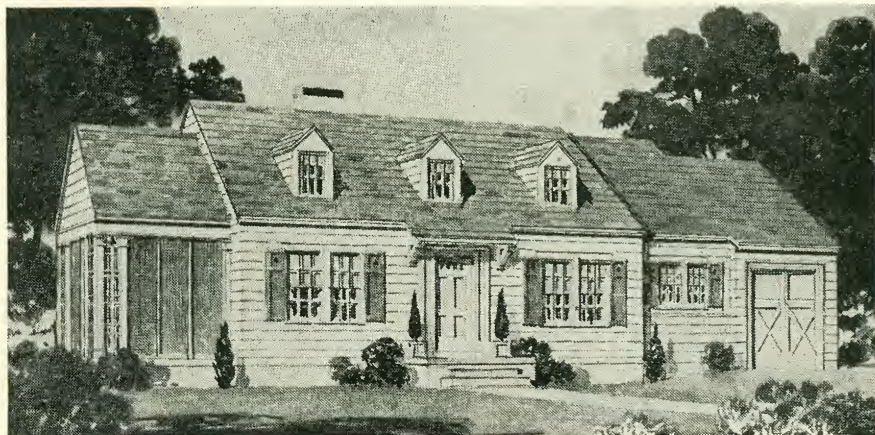
305 Peters Building, Atlanta, Georgia



No. 1634

This is one of the most popular designs for a Colonial house. The use of wide white siding, green shutters, arched entrance stoop and well placed dormers are features worthy of mention. The side porch is large and is open on three sides. The floor arrangement is compact, all space being utilized for larger than usual rooms. The breakfast room is so located that it may be used as a den or single bed room. The two bed rooms are corner ones and have four windows in each. As the roof is high there is good attic storage space and a large game room could be finished there if wanted. The heater in the hall supplements the living room fireplace.

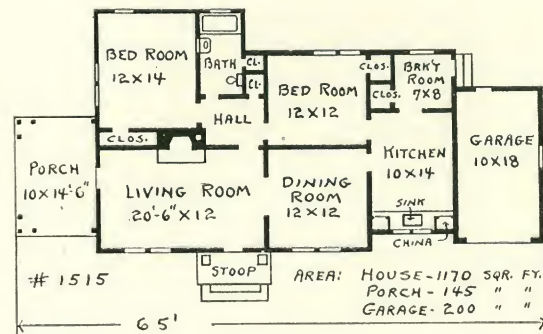
Small Low-Cost Homes



No. 1515

Where a broad lot is available a house with the rooms placed as here shown makes a most desirable front. With the attached garage the frontage is 65 feet. The small offsets, entrance hood, different roof levels, and dormers give a pleasing design. With white board walls, green shutters and a forest blend asphalt shingle roof an attractive color scheme is obtained. The porch, living room and dining room open up well. The bed rooms are convenient to the bath and the many closets are carefully placed. The breakfast room forms a rear entry and the back steps land at the garage door. No basement is needed as there is a flue in the hall where a heater may be used. Other houses with attached garages will be found on pages 16, 17, 18 and 42.

COMPLETE PLANS AND SPECIFICATIONS
(AS SHOWN OR REVERSED) - - \$15.00
EXTRA SETS, PER SET - - - \$ 5.00
LUMBER AND MILL LIST - - - \$ 5.00



Order Plans From

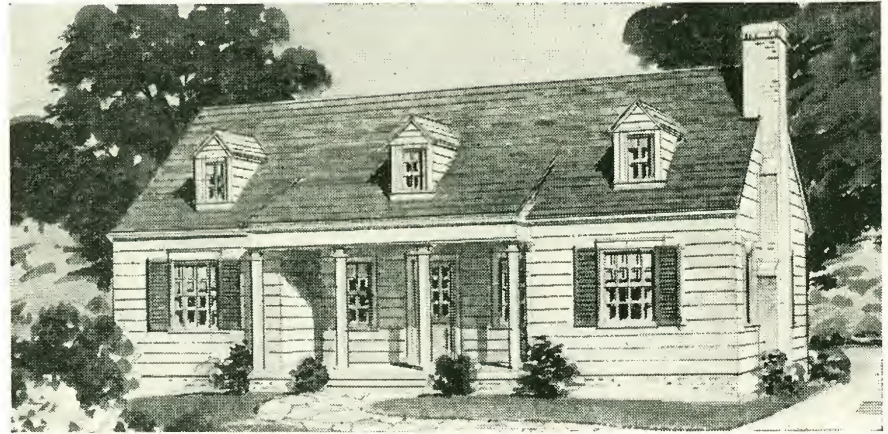
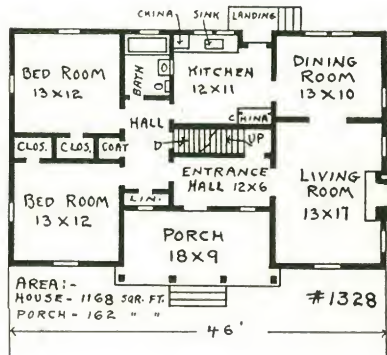
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Small Low-Cost Homes

37

COMPLETE PLANS AND SPECIFICATIONS
(AS SHOWN OR REVERSED) - - \$15.00
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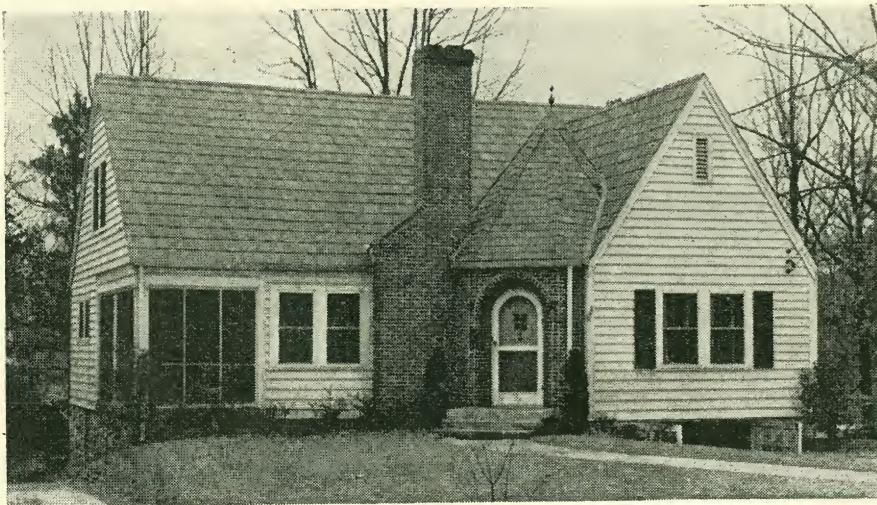


No. 1328

The home illustrated above is an attractive small Colonial design which may be quickly constructed at low cost. The front porch and the roof dormers are the features of the exterior. The walls are covered with wide white boards and the roof and shutters are a dark green. It is unusual to find an entrance hall in such a small house. In the country this is most desirable as it leaves more privacy for the living room. The corner bed rooms, bath, and kitchen can be approached from this entrance hall. There is attic space for two small bed rooms and a bath, these to be finished when finances permit. The hot air furnace is located in the basement. Note the large closets and built-in kitchen cabinets.

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No. 1922

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The house here shown was designed for a corner lot. The entrance tower and the front chimney add distinction to the exterior. Although a perfectly good arrangement for one family the house can be used equally as well for two separate apartments. There is no waste space anywhere. Closets are plentiful on both floors. In the basement a hot air furnace heats the entire house. The library on the second floor will be liked by many.



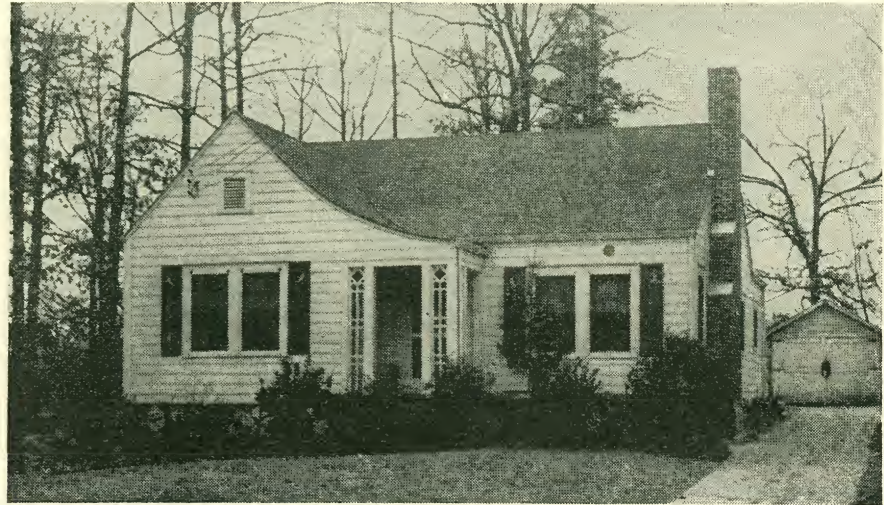
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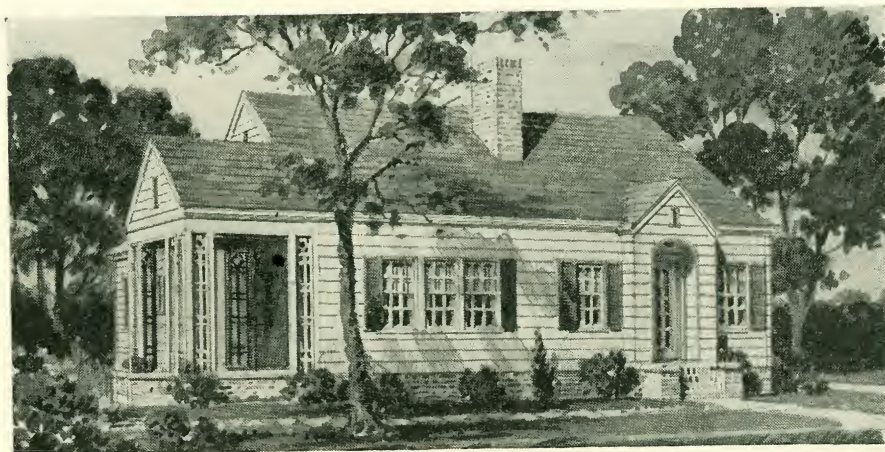
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No. 1329

This house was designed for a narrow lot and possesses distinction seldom found in such a small house. The front gable is brought down in a graceful curve as a covering for the stoop. Trellis work between the posts adds to the good appearance. If the rear garden is landscaped the living porch facing it will be found most pleasant, particularly on a lot facing the West. The bed rooms have large closets and connect with the bath by a short hall. The kitchen is so arranged that there is good wall space. There is attic height for a future room and bath. Basement stairs are entered from the breakfast room. In the basement will be found the hot air heating plant.

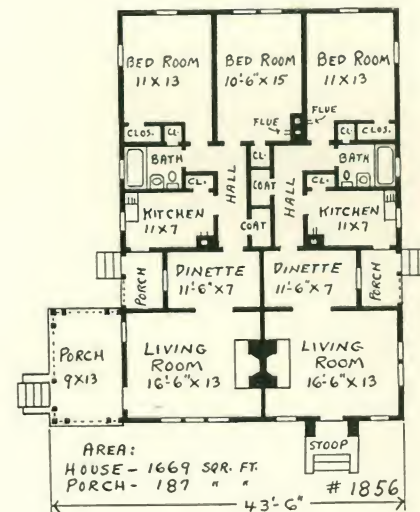
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No. 1856

This duplex will be an ornament to any street and is sure to command high grade tenants. To the casual passerby it would appear to be a private one-family house. Inside, running the depth of the structure, are two complete apartments. The middle bed room can be used with either side by shifting the door to hall. Green shutters, white board walls, nicely grouped windows, a well designed stoop and the black asphalt shingle roof all combine to make an attractive house both as to lines and color scheme. There is no basement, the living room fireplaces, bed room and kitchen flues furnishing ample heat. Two plans similar to this but larger will be found in my book "New Homes of Quality."

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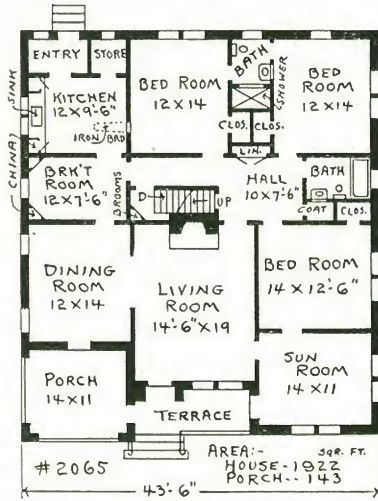
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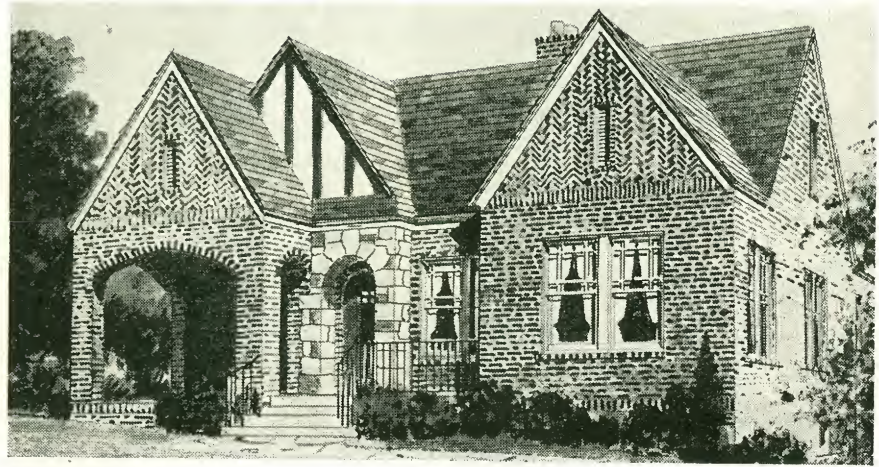
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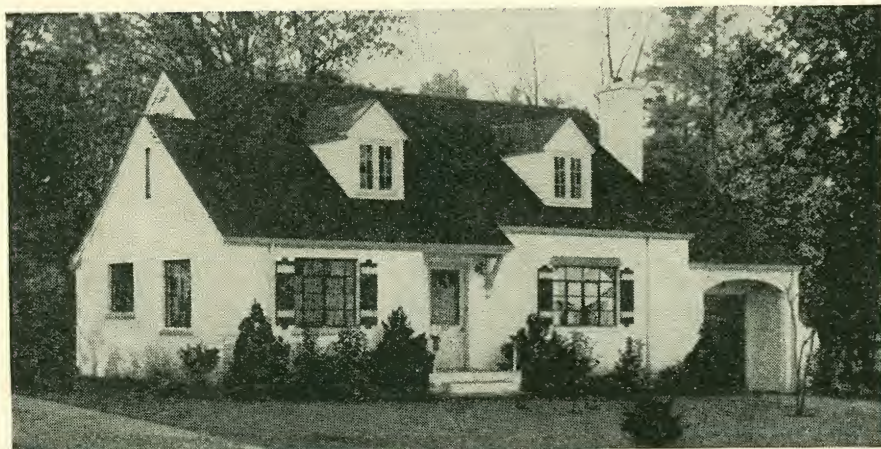
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No. 2065

The English type house here illustrated shows a pleasing combination of red brick, stone and half timber work. The herringbone brickwork in the gables adds interest to the design. The front terrace connects with living room, porch and sun room. The seven rooms are compactly arranged. By placing a temporary partition in the hall the sun room, bath room and two bed rooms on this side could be rented as a small apartment and thus help pay for the house. The living room, dining room and sun room are well connected. A steam heating plant in the basement heats the entire house. On page 24 will be found a similar floor plan with an entry entirely different outside appearance.

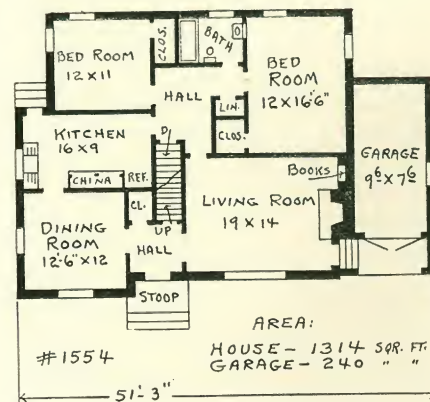
Small Low-Cost Homes



No. 1554

Although the roof of this house is broken only by the two dormers and the garage offset, the lines are most pleasing. The bracketed extension protecting the front door, dark green shutters, white brick walls and the black asphalt slate roof all help toward the good effect. The covered space at the garage doors will be appreciated in bad weather. The floor arrangement is one that will be liked by all who see it. The small entrance hall gives direct entrance to the second floor where there is height for two good rooms and a bath, the dormers giving these rooms cross ventilation. The rear hall is roomy and connects living room, kitchen, bath and the two bed rooms. The house is heated by hot air.

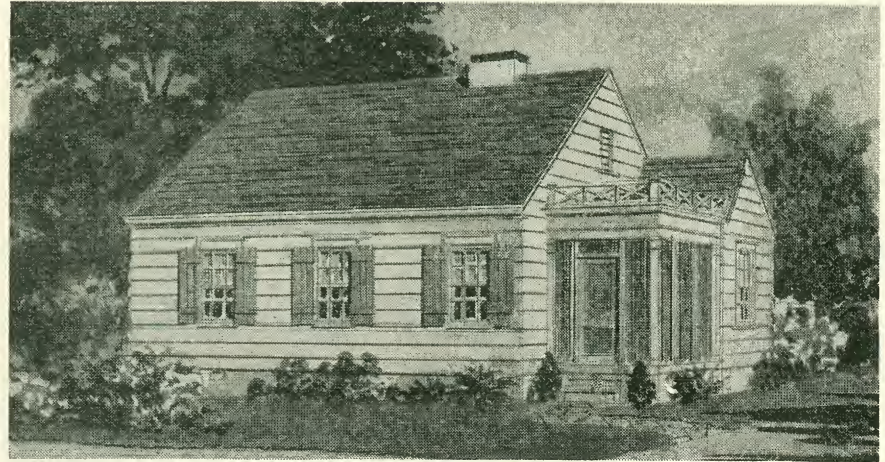
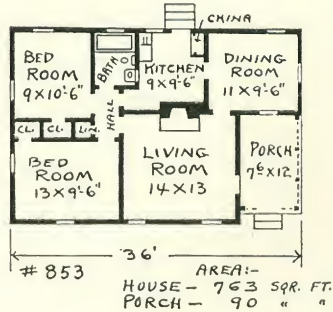
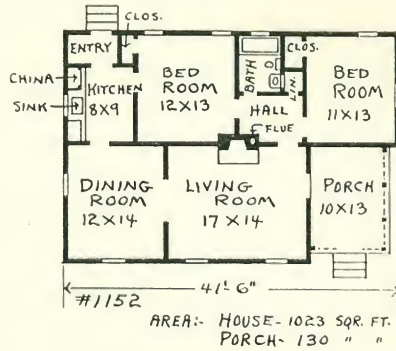
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No. 1152 and No. 853

With Either Floor Plan Shown on This Page

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Two floor plans are shown for this design, the lower one covering the smallest floor area of any plan in this book. The exterior lines are simple, the porch railing and roof lines producing an attractive appearance. The foundation is of brick, outside walls covered with asbestos shingles and the roof with black asbestos shingles. The rooms are compactly arranged around a very small hall.

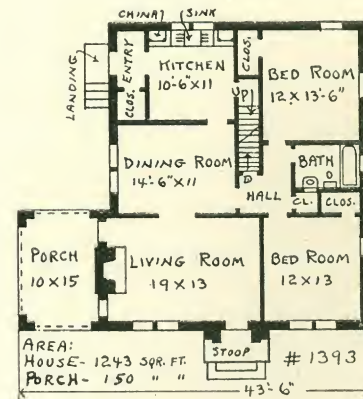
Small Low-Cost Homes



No. 1393

Here is a solid, substantial brick veneer house. The entrance gable with the Colonial trim at the door, the dormers and shutters are the features that make the house. Red brick walls, white trim and black asphalt slate roof give it a snappy appearance. The rooms are compactly arranged yet have no effect of being cramped. The closets are of extra good size. The arrangement of one stair above the other is a space-saving idea. The living room fireplace is supplemented by the hot air furnace in the basement. There is attic space for a large game or play room. On page 12 will be found two similar floor arrangements, for frame construction and with a different front. One plan includes a breakfast room.

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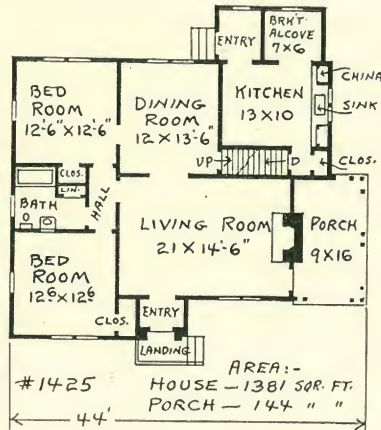
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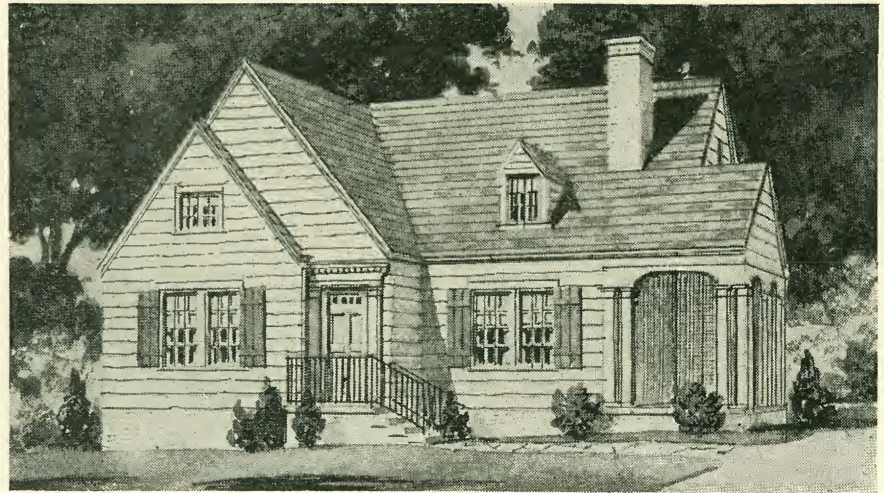
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No. 1425

Careful thought was given to the designing of this front entrance with the iron railing at the landing. The windows are well grouped and their green shutters form a striking contrast to the white shingled walls and grey composition shingle roof. There is attic space for a future room and bath. Stairs to the attic are entered from the dining room. The living room is much larger than is usually found in such a small house. Bed rooms are placed so that they get cross ventilation. The breakfast alcove off the kitchen will save many steps. A hot air furnace is located in the basement.

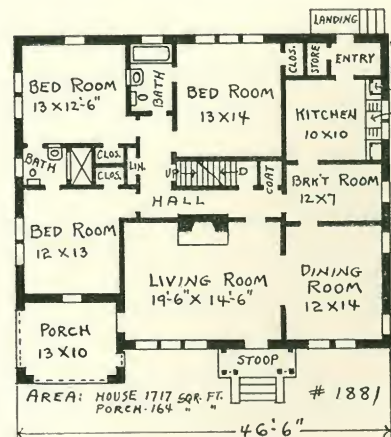
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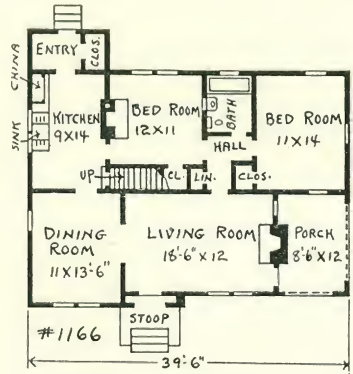
No. 1881

The photograph of this house shows how the skillful arrangement of shrubbery adds just the needed softening effect where the house must be high off the ground at the front. Here the style is a pleasant variation of the Colonial type in white painted brick. The front stoop with its trellis work and the roof dormers are distinctive features. The floor arrangement is one that is most popular, having as it does a convenient arrangement of large rooms. The cross hall gives easy access to all rooms. Each of the three bed rooms has direct connection with one of the two baths. The basement takes care of the steam heating plant. There is attic space for two good rooms, the dormers giving extra light.

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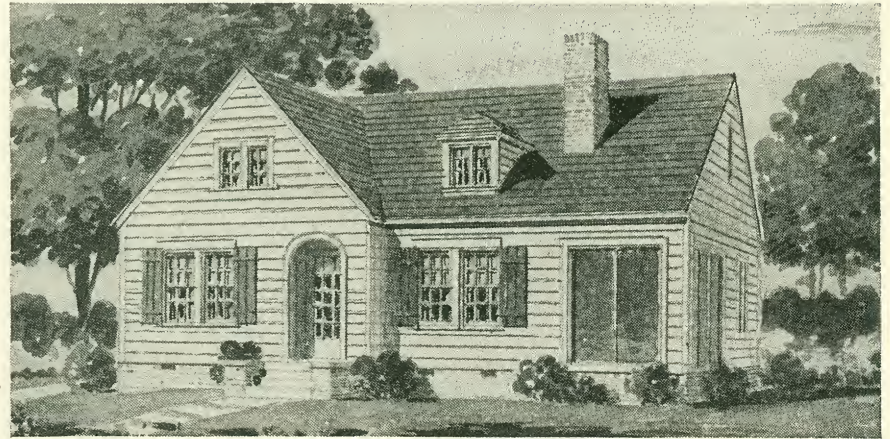
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AREA:-
HOUSE - 1064 SQ. FT.
PORCH - 102 " "



AREA- HOUSE - 984 SQ. FT.
PORCHES - 125 " "



No. 1166 and No. 1109

With Either Floor Plan Shown on This Page

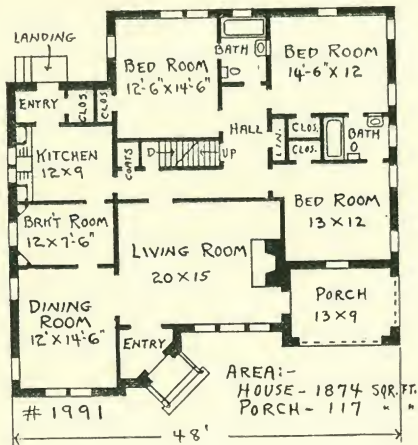
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Being rectangular in shape this house can be constructed for less than a smaller one that has more angles. Even the porch is covered by the main roof. The exterior gives a good appearance without any expensive forms of ornament. Two entirely different floor arrangements are shown. Neither plan calls for a basement. There are two fireplaces in the upper plan and in the lower a heater in the dining room will, with the living room fireplace, warm the entire house. The outside walls are covered with wide white boards.

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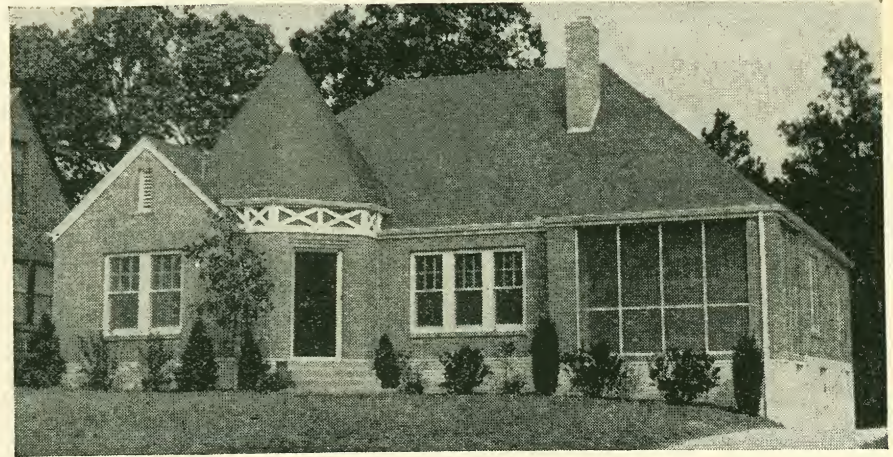
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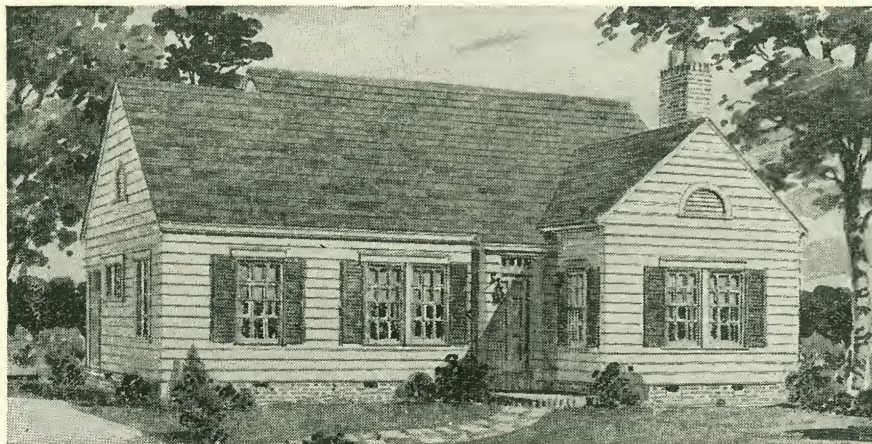
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No. 1991

In this house the Norman tower is the outstanding feature. Of common brick walls painted grey with a touch of half-timber at the tower cornice an effect is obtained that is quite pleasing. Entrance to the living room is thru a large vestibule, a desirable feature. The porch, living room and dining room take up the entire front of the house. A cross hall gives access to all rooms. It is seldom that a plan is found with three corner bed rooms all on one floor. Each bed room has direct connection with one of the two baths. The breakfast room is large and made attractive by the corner cupboards. Sink and china cases take up the outside wall of the kitchen. The basement takes care of the laundry tray, servant's toilet and steam heating plant.

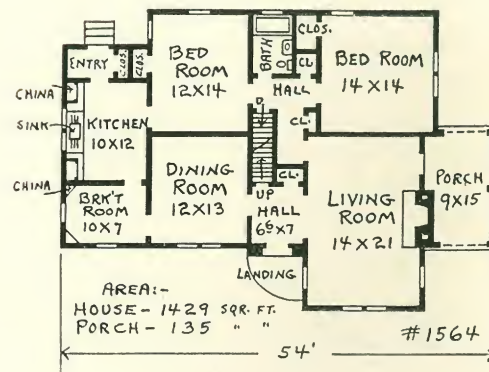
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No. 1564

The appeal of this five room frame Colonial is undeniable. Finished in wide siding and painted white, with a forest blend green roof and dark green shutters the effect is very pleasing. The continuation of the roof over the entrance is a good architectural feature. The simple lines are broken by the projection of the living room. There is quite a vista across the front of the house as the breakfast room, dining room, front entry, living room and side porch all connect. The rear hall is small and connects the bath and the two corner bed rooms. The house is heated by steam. Stairs to the attic make it possible to finish one or two rooms in the roof should they be needed at a later date. The breakfast room could be used as a den if the dining room and kitchen are directly connected.

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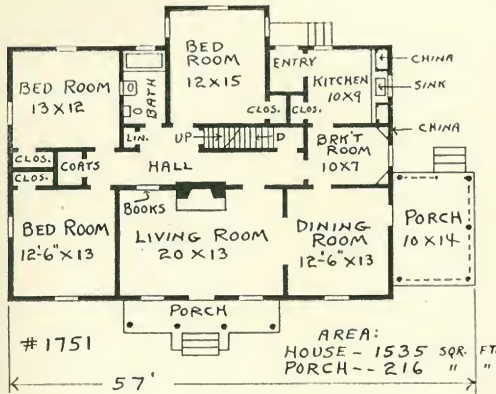


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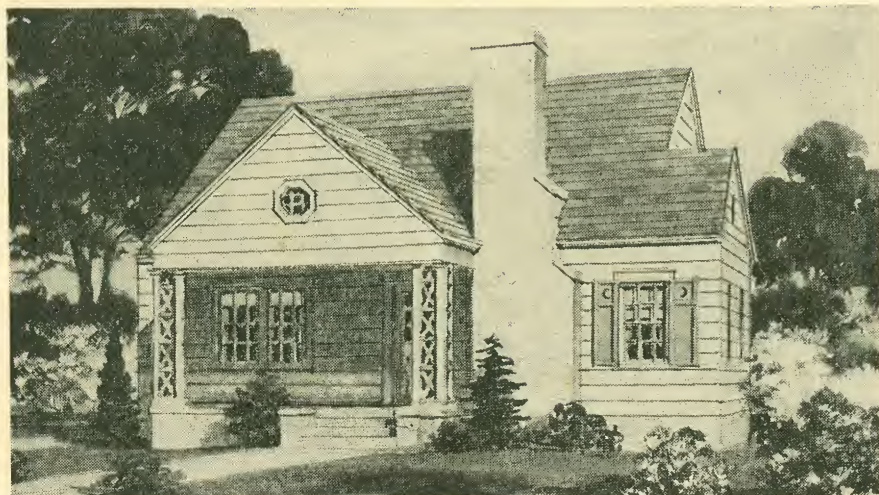
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Simple in plan and elevation this house possesses a certain definite interest. The effective front porch, larger living porch and the roof dormers are the features that give this Colonial home a strong appeal. A light green composition shingle roof and dark green shutters contrast well with the white board walls. The three bed rooms can be used as such or the front one could be used as an every day living room. The roof is steep enough for an attic game room or two bed rooms. The house is heated by a hot air furnace located in the basement. The closets are large and well placed. There is space in the rear entry for the refrigerator. The breakfast room has attractive corner china cabinets.

Small Low-Cost Homes



No. 1119

Other Plan Books

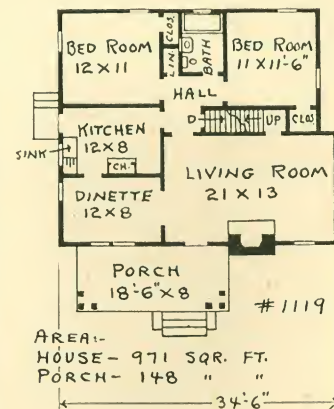
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A front porch is most desirable where the lot is narrow. Here the trellis work at the columns, the design of the roof and the well placed chimney give a most pleasing exterior. The five rooms are compactly arranged. The bed rooms are close to the bath. Closets are plentiful and of good size. The white board walls, grey shutters and black slate roof give the exterior an unusual appearance. There is a hot air furnace in the basement.



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